

## GROUNDS OF APPEAL

### Ground (a)

The appeal site comprises previously developed land, containing stables, storage buildings and fixed surface infrastructure. There is a caravan stationed on the land which is currently occupied by a gypsy/traveller for residential purposes.

Policy BSC6 of the Cherwell Local Plan allows for the provision of gypsy and traveller sites in the countryside, in locations outside of the Cotswolds AONB and the Green Belt, subject to compliance with a number of criteria.

The appeal site is not located in the AONB or Green Belt and, whereas Policy BSC6 guides gypsy sites to locations which are, inter alia, within 3 kilometres road distance of the built-up limits of Banbury, Bicester or a category A village, the appeal site is actually only 900 metres from the centre of Cropredy, a category A village. There is a footpath along side Main Street, leading from the appeal site into Cropredy, where there are bus stops, about 300 metres from the appeal site, giving access by public transport to Banbury. The appeal site is clearly in an appropriate location for a gypsy/traveller site in principle.

Policy BSC6 sets out 11 detailed criteria for consideration of proposals for new gypsy/traveller sites. The appeal site is located less than 300 metres outside of Cropredy where there is a GP surgery and, regular bus service to Banbury (5kms away) for access to other health care services (criterion a). The site is within walking distance of the primary school in Cropredy (criterion b); it is located within Flood Zone 1 (criterion c); there is safe access onto Main Street and, is only a short distance from Southam Road which leads into Banbury (criterion d); the proposed development would not be likely to cause any undue noise or disturbance to nearby residential properties (criterion e); and, the proposed caravan site would not affect the setting of any nearby heritage asset and, is extremely well-screened and, with appropriate landscaping, would not have an unacceptable impact on the character or appearance of the wider landscape (criterion f).

The proposed development would make more efficient and effective use of previously developed land (criterion h); utilities such as mains electricity and water are already connected to the site (criterion i); the Council has not allocated any land for gypsy and traveller sites in a Development Plan and, has an identified unmet need for up to 27 permanent pitches, 2017 – 2022 (criterion j); and, existing sites at Station Approach, Banbury and Bloxham have closed, and the other nearby sites at Farnborough Lane, Mollington are full (criterion k). There is therefore an identified need for additional sites and, an absence of alternatives to the appeal site.

The only other criterion (criterion g) relates to the site's ability to provide a satisfactory living environment for its residents. The Council are concerned about noise from the Birmingham to London railway but, this is more than 100 metres from the closest part of the appeal site, whereas there are houses in Cropredy that have been built at less than half this distance from the same railway. This is not, in the circumstances, a credible objection to the proposed development and, as such, the proposal fully complies with Local Plan Policy BSC6.

It follows from the above that the proposed development complies with relevant policies of the Development Plan and, planning permission should therefore be granted.