

Cherwell District, CPRE Oxfordshire
c/o Stud Farm House,
Wardington,
Banbury, OX17 1RU

01295 758087

clive.hunt65@btinternet.com
www.cpreoxon.org.uk

working locally and nationally to protect
and enhance a beautiful, thriving
countryside for everyone to value and enjoy

16th September 2020

Planning Department (Attention: Bob Neville)
Cherwell District Council
BANBURY
OX15 4AA

Dear Mr Neville

APPLICATION 20/02060/F – CHANGE OF USE OF LAND TO A MIXED USE FOR THE KEEPING OF HORSES (EXISTING) AND AS A RESIDENTIAL CARAVAN SITE FOR 4no GYPSY FAMILIES. EACH WITH TWO CARAVANS (INCLUDING NO MORE THAN 4no STATIC CARAVANS / MOBILE HOMES) TOGETHER WITH THE LAYING OF HARDCORE

CPRE Oxfordshire **objects** to planning application **20/02060/F** for the change of use of land at The Stables, Main St, Great Bourton, OX17 1QU, for the provision of 8 traveller site pitches.

The fact that there are a number of substantive objections lodged by OCC Rights of Way, CDC Rights of Way Officer and CDC Strategic Housing should, of itself, be indicative of an inappropriate application and mitigate against its adoption. In addition we support the objections raised by The Bourtons and Cropredy Parish Councils.

The substantive points raised by the above Authorities are reinforced by a number of issues of considerable local concern and relevance submitted by the significant number of individual submissions registered objecting to the application.

CPRE Oxfordshire considers the key issues relevant to this application are:

1. Need

The reference in the application supporting letter that CDC has a significant deficit in its provision of Traveller Sites, quoting a shortage of up to 27 sites, is based on a 2017 assessment report. Recently CDC has lost two applications for new sites on appeal and it is now believed that they meet the requirement for Traveller Site provision over a five year period. CDC has failed to identify suitable sites in its Local Plan and so exposes rural communities to speculative applications of this sort and so no further applications should be considered until the revised Local Plan addresses the issue. **Therefore this site is not now required.**

2. Countryside

The Planning Policy for Traveller Sites (PPTS) states that new traveller sites should not be sited in open countryside. The open space between the villages of Great Bourton and Cropredy at this point is approximately 0.5km and, as such, provides an excellent greenfield space between the two villages with specific note of the views from the higher ground of Great Bourton down to Cropredy. **Therefore this site does not comply with the policy.**

3. Flooding

Whilst the site is not situated in a designated flood plain there is a history of flooding in the site area following periods of intense rain. There is no reason why this pattern should change and the laying of hardcore will only exacerbate the situation. **Therefore this site is unsuitable for the proposed development.**

4. Existing Right of Way

A public footpath currently runs through the site. This not referred to in the application let alone a proposed re-routing. **This is not acceptable.**

These four key reasons along with all the further points submitted by OCC, CDC and the two local Parish Councils make an overwhelming case, which we fully support, for the rejection of the application.

Yours sincerely,

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CLIVE HUNT
Cherwell District, CPRE Oxfordshire