

PLACE AND GROWTH INTERNAL MEMORANDUM

From: Planning Policy, Conservation and Design Team

To: Senior Manager – Development Management (FAO Bob Neville)

Our Ref: Application Response **Your Ref:** 20/02060/F

Ask for: Heather Seale **Ext:** 7026 **Date:** 22/09/2020

APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

This response raises the key planning policy issues only.
All material planning policies and associated considerations will need to be taken into account.

Planning Application No.	20/02060/F
Address / Location	The Stables, Main Street, Great Bourton, Cropredy, OX17 1QU
Proposal	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
Key Policies / Guidance	<p><u>Cherwell Local Plan 2011-2031 Part 1</u></p> <p>Policy PSD1: Presumption in Favour of Sustainable Development Policy BSC6: Travelling Communities Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment Policy ESD13: Local Landscape Protection and Enhancement Policy ESD15: The Character of the Built and Historic Environment Policy Villages 1: Village Categorisation</p> <p><u>Cherwell Local Plan 1996 (saved policies)</u></p> <p>Policy C8: Sporadic development in the open countryside Policy C28: Layout, design and external appearance of new development</p>
Key Policy Observations	<ul style="list-style-type: none"> • Planning permission is sought for the change of use of land to a gypsy and traveller site to provide 4 pitches with a total of 8 caravans, of which no more than 4 would be mobile homes. It is noted in the Planning Statement that each pitch would accommodate one mobile home and one touring caravan. The proposals also include the laying of additional hard standing. Access is proposed to be taken via an existing access from Main Street along the northern boundary of the site. • The application site is located to the south of Main Street to the east of the village of Great Bourton. The site is currently in use as a paddock and there are several existing stable and storage buildings on the site. To the west of the application site are existing commercial stables and to the south and east and beyond Main Street to the north is agricultural land. • The application site is located approximately 900m by road from the

centre of Cropredy and 800m by road from the centre of Great Bourton.

- An existing railway line is located approximately 80m to the east of the application site.
- The Government Planning Policy for Traveller Sites (August 2015) will need consideration when taking into account need, impacts, alternative sites and personal circumstances and sustainability.
- Policy BSC6 of the adopted Cherwell Local Plan 2011-2031 provides that the District will provide 19 (net) additional pitches to meet the needs of gypsies and travellers to 2031.
- Policy BSC6 sets out a sequential and criteria based approach for identifying suitable locations for new traveller sites. The application site is located within 3km of Cropredy which is a Category A village, one of the more sustainable villages in the District (Policy Villages 1).
- A Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Cherwell, Oxford, South Oxfordshire and Vale of White Horse Councils was published in June 2017. Since its publication the GTAA 2017 has informed the examination and adoption of Local Plans covered by the study's area.
- It identifies a new objective assessment of need for each authority based on the definitions of Gypsies and Travellers and Travelling Showpeople for planning purposes (Annex 1 of the Government's Planning Policy for Traveller Sites (PPTS, 2015)). It identifies a need for 7 additional pitches for households for Cherwell by 2031 that meet the planning definition.
- The Assessment also suggests that the overall need could rise by up to 12 pitches if further information be made available to the Council that will allow for the planning definition to be applied to the unknown households. These are households where it was not possible to distinguish whether or not they meet the planning definition. Additionally, a potential need for 8 pitches is highlighted due to the closure of a site (Smiths Caravan Park) therefore the need could increase by up to a further 20 pitches.
- The Assessment advises that for 'unknown' travellers 'it would not be appropriate when producing a robust assessment of need to make any firm assumptions about whether or not they meet the planning definition...' based on interviews that have taken place (para. 7.28 of the study).
- The AMR 2019 presents a 5 year land supply calculation based on the need identified in support of the adopted Policy BSC6 and a calculation based on the latest GTAA 2017.
- Since the preparation of the need evidence/study supporting adopted Policy BSC6, the Government set out planning policies and requirements for Gypsy and Traveller sites in 'Planning Policy for Traveller Sites' (PPTS, 2015). The GTAA 2017 is more up to date and consistent with national policy set out in PPTS 2015.
- The published five year land supply position for gypsies and travellers based on the GTAA methodology as reported in the 2019 AMR is 3.8 years for the period 2020-2025 commencing 1 April 2020 (shortfall of 3

	<p>pitches). This does not include an allowance for 'unknown' need but includes the potential need for 8 pitches arising from the Smiths site (a site that was previously included in the district's supply).</p> <ul style="list-style-type: none"> • The above calculation takes into account planning permissions for a total of 10 new pitches during 2019/20 (4 pitches at Summer Place, Launton, 6 pitches at Widnell Lane, Piddington). A separate permission for 3 new pitches was also granted towards the end of 2019/20 which follows the publication of the 2019 AMR (Land West of M40, Kirtlington Road, Chesterton). Inclusion of the 3 new pitches would mean that the Council can demonstrate a 5 year supply of gypsy and traveller pitches based on the most up to date assessment of need. • The aims of the PPTS 2015 include '.... To increase the number of traveller sites in appropriate locations with planning permission to address under provision and maintain an appropriate level of supply'. It requires the maintenance of a five year supply and proper consideration of local environmental quality (such as noise and air quality) on the health and wellbeing of travellers. • The application site is likely to be subject to noise pollution and vibrations from the nearby railway line and health, safety and residential amenity issues along with the effects on the living conditions of future occupiers of the application site will need detailed consideration, particularly if young children or other vulnerable people are occupying the site. • Policy ESD13 notes that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to the local landscape character cannot be avoided. Policy ESD15 requires all new development to meet high design standards. Regard will need to be given to the visual impact and the effect of the proposed development on landscape character and to access and highways safety. • Policy ESD10 seeks to protect and enhance biodiversity and the natural environment, by achieving a net gain in biodiversity, through supporting developments which incorporate features to encourage biodiversity. The site is an open agricultural field currently and the proposed development will replace the existing grass land with permeable hard surfacing. • The compatibility of the proposals with the neighbouring uses will need careful consideration.
<p>Policy Recommendation</p>	<p>There is currently a sufficient supply of gypsy and traveller pitches based on the most up to date evidence on need therefore there is no pressing need for additional land to be released at this time. Detailed issues to be considered include whether a satisfactory living environment could be secured and potential impacts on biodiversity and visual impact and effect on landscape character.</p>