

## 1. CHERWELL'S POLICY ON GYPSY/TRAVELLER SITES

As of 31 March 2014, Cherwell had 8 private sites (77 household pitches) and 16 further approved pitches plus 14 household plots provided for Travelling Showpeople.

### From Local Plan Cherwell will need to provide:

- Further 19 (net) additional pitches to meet needs from 2012 – 2031 (Gypsy and Traveller Housing Needs Assessment January 2013).
- Further 12 plots required for Travelling Showpeople by 2018 by Needs Assessment study (2008) and 24 plots by 2031 (3% compound growth rate).

**(NB. The site at Bloxham has just closed (JAN 2017) with the loss of 36 pitches).**

All locations outside Cotswolds AONB and Green Belt will be considered.

### Suitable areas:

- Within 3km road distance of Banbury, Bicester or Category A village or
- Within 3km road distance of category B village and reasonable walking distance of regular bus service to Banbury or Bicester or to a Category A village.

### Assessment of suitable site:

- Access to GP/health services
- Access to schools
- Avoid area of flood risk
- Access to highway network
- Potential for noise and other disturbance
- Potential for harm to historic/natural environment
- Ability to provide a satisfactory living environment
- Need to make efficient and effective use of land
- Deliverability – can utilities be provided?
- Existing level of local provision
- Availability of alternatives to applicants.

## 2. EXTRACTS FROM CHERWELL'S LOCAL PLAN

H26 PROPOSALS FOR THE PROVISION OF GYPSY CARAVAN SITES WILL ONLY BE PERMITTED IF THE FOLLOWING CRITERIA HAVE BEEN MET:

- (i) THERE IS A DEMONSTRABLE NEED WITHIN THE DISTRICT THAT CANNOT BE MET ON AN EXISTING SITE OR IN A MORE APPROPRIATE ALTERNATIVE SITE IN THE LOCALITY;

**(OBSERVATION: CAN CHERWELL DC EVIDENCE THAT THEY HAVE NOT INVESTIGATED USING BROWNFIELD SITES OR EXTENDING EXISTING SITES IN THE DISTRICT BEFORE LOOKING TO AGRICULTURAL LAND? THE MOMENT SUCH A DEVELOPMENT IS ALLOWED IT WILL SET A PRECEDENT LOCALLY.)**

- (ii) IT WILL NOT CAUSE HARM TO THE CHARACTER AND APPEARANCE OF THE COUNTRYSIDE IN TERMS OF ITS LANDSCAPE, ECOLOGICAL, HISTORIC OR AMENITY VALUE;
- (iii) IT WOULD NOT CAUSE HARM TO RESIDENTIAL AMENITY;

**(OBSERVATION: WIDNELL PARK AND PLAYING FIELDS IS APPROX 500M FROM THE SITE ENTRANCES AND HAS BEEN DEEMED A VILLAGE ASSET BY OVER 60% OF REPLIES FROM THE CLP**

**QUESTIONNAIRE. THE PARISH COUNCIL ARE IN THE MIDST OF A PLAN FOR THE REGENERATION OF THE SITE FOR THE BENEFIT OF A COMMUNITY THAT HAS ALREADY LOST ALL OF ITS LOCAL SERVICES, IT IS BELIEVED THIS AMENITY AND ITS USE WILL BE AFFECTED DETRIMENTALLY).**

(iv) THE SITE IS CAPABLE OF BEING PROVIDED WITH APPROPRIATE SERVICES INCLUDING VEHICULAR ACCESS;

(v) THE SITE IS ACCESSIBLE TO SERVICES AND FACILITIES INCLUDING A PRIMARY SCHOOL.

**(QUESTION: THE LOCAL PRIMARY SCHOOL AT AMBROSDEN WILL COME UNDER INCREASING PRESSURE FOR PLACES WITH THE NEW HOUSING DEVELOPMENTS IN THE VILLAGE WHICH WILL INCREASE ITS POPULATION SUBSTANTIALLY).**

### **Land Resources**

EN16 DEVELOPMENT ON GREENFIELD LAND INCLUDING THE BEST AND MOST VERSATILE (GRADES 1, 2 AND 3a) AGRICULTURAL LAND WILL NOT BE PERMITTED UNLESS THERE IS AN OVERRIDING NEED FOR THE DEVELOPMENT AND OPPORTUNITIES HAVE BEEN ASSESSED TO ACCOMMODATE THE DEVELOPMENT ON PREVIOUSLY DEVELOPED SITES AND LAND WITHIN THE BUILT-UP LIMITS OF SETTLEMENTS.

IF DEVELOPMENT NEEDS TO TAKE PLACE ON AGRICULTURAL LAND, THEN THE USE OF LAND IN GRADES 3b, 4 AND 5 SHOULD BE USED IN PREFERENCE TO HIGHER QUALITY LAND EXCEPT WHERE OTHER SUSTAINABILITY CONSIDERATIONS SUGGEST OTHERWISE.

**(NB. LAND IN THE AREA IS CATEGORISED AS GRADE 3).**

### **CATEGORY-3 VILLAGES**

H17 WITHIN THE CATEGORY-3 VILLAGES NEW RESIDENTIAL DEVELOPMENT WILL BE RESTRICTED TO:

(i) THE CONVERSION OF NON-RESIDENTIAL BUILDINGS IN ACCORDANCE WITH POLICY H22; OR

(ii) A NEW DWELLING WHEN AN ESSENTIAL NEED FOR AGRICULTURE OR OTHER EXISTING UNDERTAKING CAN BE ESTABLISHED IN COMPLIANCE WITH POLICY H20.

The category 3 villages are either hamlets which are so small that they should not be subjected to any significant future growth, or villages whose location, character and village pattern makes further infill development undesirable. They generally have no services or employment opportunities and are also the most remote without access to public transport. This category includes all villages outside of the Green Belt not named in Policies H15 and H16.

Most new housing development in the category 3 villages will be provided by the conversion of suitable non-residential buildings to dwellings. New-build will be permitted when an essential need can be proven. In most cases these will be likely to be in association with agricultural undertakings

Policy B139 of the current Local Plan states "promote inclusive communities but which will not be out of scale with or dominate nearby settled communities".

**(QUESTION: HOW MANY PEOPLE WILL LIVE AT THE CARAVAN PARK – 16 FAMILIES WITH TWO CARAVANS COULD BE 60 + INDIVIDUALS. PIDDINGTON'S POPULATION IS APPROX 350).**

Piddington has been categorised a C village with no shop, school or other amenities (other than Widnell Park and the Playing Field). There is also no bus service from the village since July 2016.

Piddington, designated as a category C village, has been identified for development only within the village boundary ie, infill.

Arcott and Ambrosden are category A villages. However, Arcott has no services – school, surgery and only one small shop and pub. Ambrosden has a primary school burdened with the new housing developments in the village and a part time surgery. The bus routes from both villages are continuously under review as Cherwell look to save money.

### **3. THE WIDNELL LANE SITE**

- Management of site. How will this be undertaken? As private site it is a commercial entity.
- Does the site flood?
- What type of pitches? Are these permanent or temporary?
- Facilities being offered - Refuse and recycling; Sewage; water, electricity?
- Will there be lighting on site and at the entrance. Consider size of the entrance?
- Considered a large site – 32 caravans – what would population be?
- What about space for cars, vans and lorries. Will business be undertaken from the site?

**(QUESTION: THE APPLICANTS HAVE ASSUMED THAT VEHICLE TRAFFIC WILL COME FROM THE B4011 BUT IT COULD AS EASILY COME THROUGH THE VILLAGE USING WIDNELL LANE WHICH IS THE ROUTE TAKEN TO THE PLAYING FIELDS).**