

**EVIDENCE PAPER:
ADVISORY PANEL ON GYPSY AND TRAVELLERS SITE
ALLOCATIONS ASSESSMENT
NOVEMBER 2014**



**COTSWOLD
DISTRICT COUNCIL**

Evidence Paper to inform Cotswold District Local Plan: Advisory Panel on Gypsy and Travellers site allocations

Assessment 13 November 2014

Introduction

13 November 2014 CDC organised a Gypsy and Traveller Sites Advisory Panel to consider the outputs from:

Draft Report “Gypsy and Traveller – Identification of Potential Sites for Cotswold District Council” - WS Planning & Architecture

“Sustainability Appraisal for the Cotswold District Local Plan: Assessment of Gypsy and Travellers site allocations” - October 2014 - URS Infrastructure & Environment UK Limited

The Panel included:	CDC Councillors	Cllr Susan Coakley (Chair of Panel), Cllr Juliet Layton Cllr Margaret Rickman
	Philippa Lowe Anne Powell Chris Vickery Kevin Field Andrew Moody Malcolm Watt Cathy Harrison Paul Kenyon Rob Linnell Brian Woods Richard Hallows	Head of Planning and Strategic Housing CDC Housing Strategy Manager CDC Forward Planning Manager CDC Planning and Development Manager CDC Development Management Officer CDC Planning Officer - Cotswolds Conservation Board Planning Advisor - Environment Agency Gypsy and Traveller Liaison Officer - GCC Director - Savills Managing Director - WS Planning and Architecture Consultant - Hallwood Projects Ltd

Additional written comments were provided by

Sophia Price Michael Hargreaves Marilyn Cox	Heritage and Design Manager CDC Michael Hargreaves Associates – Planning Consultant Gloucestershire Rural Community Council
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The Panel received a presentation by Brian Woods Managing Director WS Planning & Architecture on the Council's responsibilities and the background to the study - Gypsy and Traveller – Identification of Potential Sites for Cotswold District Council Site Assessments indicated in the report and the Sustainability Appraisal were considered by the advisory panel – the conclusions on the individual sites are indicated on the following sheets

Comments from the written submissions were also noted where appropriate and general points are indicated below

1. All sites proposed are subject to review if necessary following the conclusions of the DCLG Consultation around Planning and Travellers: September 2014, particularly regarding AONBs.
2. The Drainage engineering team are asked to comment on the proposed sites using their local knowledge to identify any potential issues.
3. The GCC Gypsy and Traveller Liaison Officer advised the panel that the travelling community does not generally use trains; therefore, distance from a railway station should not be seen as a significant issue.
4. Consultation is key. Consultation needs to be done in a way to gain quality responses: whether the gypsy and traveller communities (of all those natures) or landowners. There is also the need to consider the capacity of communities to respond to public consultation timescales and timing need to be considered to relate to the schedule for the Local Plan
5. Parish plans, Community Design Statements (or VDS) are also mentioned in the emerging Local Plan so some background research needs to be done to check against those before finalising any site decisions.
6. The "Broad Location" category will inevitably lead to planning uncertainty. Such uncertainty might lead to planning blight or to lack of fulfilment of target outcomes (whether on gypsy and traveller sites or other planning targets), or indeed to consideration of alternative sites.
7. An area of concern which was raised generally at the meeting was the clustering of sites and especially to note the fact that sites are not distributed evenly across the district but tend to be located close to the District borders

GT_3

Shorncote, South Cerney (2nd site)

This is an existing site recently granted planning permission for 11 pitches. The site faces onto South Road and is sited between a quarry and a sewage works and is next to the larger well established Gypsy/Traveller site (GT_2). Fencing runs along the front boundary with the road. Land levels are relatively flat throughout

Summary of Sustainability Appraisal	A key constraint affecting this site is the overlap with an area of Coastal and Floodplain Grazing Marsh Priority Habitat. The site also overlaps with a Source Protection Zone and is intersected by a 1 in 30 Year Surface Water Flood Zone. Access to employment, education and healthcare are important considerations for Gypsy and Traveller sites, and the site is in relative proximity to a service centre, Key Employment Site, and health amenities including a GP practice. The site is within 5km of the train station at Kemble; however, it is 670m from the nearest bus stop which may restrict accessibility via public transport.
Summary of Advisory Panel Appraisal	<p>The Advisory Panel concurred with the views expressed in the Sustainability Appraisal and supported the views that the development at the site was acceptable subject to consultation with the Environment Agency on Flood mitigation, if required.</p> <p>There are two vacant pitches on this site and Panel would, in principle, support the development of these for residential use</p>

GT_4

Hill View, Icomb

The site is a large field with six stables and a touring caravan located to the north of the village approximately 170m from Icomb Hill just outside the Icomb Conservation Area. Land levels rise significantly in a westerly direction. A line of mature trees runs along the front boundary of the site and there is significant planting at the side boundaries which currently obscure views into the site.

Summary of Sustainability Appraisal

A key constraint affecting this site relates to the historic environment and landscape. The site is located on a greenfield site within the Cotswold AONB and is in close proximity to the Icomb Conservation Area, Icomb Camp Scheduled Monument, and various listed buildings in the village of Icomb. The nearest employment and amenities are located over 3km from the site, in the town of Stow-on-the-Wold. The station at Kingham is within 5km; however the nearest bus stop is 320m from the site, which may restrict safe access to public transport and town centre amenities, including for children travelling to nearby schools.

Summary of Advisory Panel Appraisal

The Advisory Panel considered a view from CDC Development Management that the site is not suitable for development as a “preferred location”. An injunction has been served to prevent any additional caravans on the site (2014), although it is understood that a planning permission would override the injunction.

However, the site is in an elevated position in the AONB, in close proximity to the Conservation Area boundary and it is not considered that these constraints can be overcome.

The Panel concluded this site should not be allocated for further pitches due to the constraints indicated above.

GT_5

Land adjacent to Cirencester Road, Seven Springs, Coberley (1st site)

The site is a small field with a stable and two caravans, which is set back from Hartley Lane by a long gated driveway. Some planting runs along the front and side boundaries. To the South west of the site lies Windmill Farm, a large detached two storey dwelling with an outbuilding sited at the front/side boundary. Cheltenham is sited approximately 2.5km to the north of the site

Summary of Sustainability Appraisal	Key constraints affecting this site include an overlap with an area of Deciduous Woodland BAP Priority Habitat and its close proximity to a SSSI. The site is not in close proximity to employment and amenities within Cotswold District, but is within 6km of the service centre of Cheltenham and Cheltenham Spa station. The nearest bus stop is 292m from the site, which may restrict safe access to public transport and amenities.
Summary of Advisory Panel Appraisal	<p>The Panel noted that this site (unlike GT_8) is reasonably well screened.</p> <p>GT5 has limited potential for further development and has been occupied by one gypsy family with two caravans. Temporary Planning consent was allowed on Appeal, although it is believed that the site has been unoccupied for some time.</p> <p>The Panel considered the site has constraints but mitigation could be achieved at a level to make the site acceptable.</p> <p>The Panel would support this as a preferred site, in principle, for potentially 1 new pitch</p>

GT_7

Old Dairy, Dudgrove Lane, Kempford

The site is a large field with a barn and two existing Traveller pitches located to the west of Lechlade and the south east of Fairford. A line of significant planting runs along the front boundary of the site which currently obscure views of the pitches.

Summary of Sustainability Appraisal	The key constraints affecting this site relate to its location adjoining the Cotswold Water Park SSSI and an area of BAP Priority Habitat, its location within a Flood Zone 3 and the presence of Grade 2 agricultural land. Whilst the site has poor access by public transport, there is a Key Employment Site 1.1km from the site, and the nearest town centre and amenities are within 3km, at Fairford.
Summary of Advisory Panel Appraisal	<p>The Panel considered the situation that the EA would be unlikely to support the site in a Flood Zone 3, as mitigation measures may not be feasible. It was also noted that there is no public transport in Kempford.</p> <p>The Panel was advised that there has been a history of CLEUD refusals here.</p> <p>The Panel was also informed that the site is directly adjacent to an SSSI and although it is currently a ‘tolerated site’ it is considered that it would be inappropriate to put forward this site for any additional pitches without a full analysis of the impact of that proposal on the SSSI.</p> <p>The Panel would not support the further development of this site</p>

GT_8

Land adjacent to Cirencester Road, Seven Springs, Coberley (2nd site)

The site comprises a field and is located to the rear of a mature hedge which runs along the east side of Hartley Lane. The site has access to A435 which together with a stable building was granted planning permission under Council's reference 12/00459/FUL. To the south west of the site lies Windmill Farm, a large detached two storey dwelling with an outbuilding sited at the front/side boundary. Cheltenham is approximately 2.5km to the north of the site. Cirencester Road runs north to south adjacent to the site providing access to Cheltenham.

Summary of Sustainability Appraisal	Key constraints affecting this site are its proximity to an SSSI and an area of Biodiversity Action Plan Priority Habitat. Whilst the site is not in close proximity to employment and amenities within Cotswold District, it is within 6km of the centre of Cheltenham/ and slightly further to Cheltenham Spa station. The nearest bus stop is at some distance from the site, which may restrict safe access to public transport and services and facilities.
Summary of Advisory Panel Appraisal	<p>The site falls within the AONB and is directly adjacent to the Cotswold Way (a national trail of high community and tourism value) and development at this site could have a detrimental impact. Development Management advised that the advice from the Local Highways Authority is that the hedgerow does not have to be taken out, and that suitable splays can be provided with only a modest trimming of the existing hedgerow.</p> <p>It was indicated by Development Management that an application is likely to be reported to Planning Committee next month for determination. The recommendation would be for a temporary permission to be granted.</p> <p>The Panel would support this, in principle, as a 'Reserve' site only – potentially two pitches.</p>

GT_9

Meadowland Caravan Site, Fosseway, Bourton-on-the-Water

The site is a large field with a barn and two existing Traveller pitches located to the South of Stow-on-the-Wold and north of Bourton-On-The-Water. A line of hedging runs along the front boundary while a line of trees current run along the side boundaries of the site which currently partially obscure views the land.

Summary of Sustainability Appraisal	Constraints affecting this site are its proximity to an area of Deciduous Woodland BAP Priority Habitat, and its location on a greenfield site within the Cotswold AONB. The site is located within close proximity of a Key Employment Site, and the nearest town centre and amenities including a GP practice are within 3km (at Stow-on-the-Wold). Although the site is 7km from a train station, the nearest bus stop is within 50m, providing good public transport access to employment and town centre amenities in Stow-on-the-Wold and Bourton-on-the-Water.
Summary of Advisory Panel Appraisal	<p>The site has a Planning Application pending consideration at this time</p> <p>The Panel was advised that there is good access from this site onto the highway and that even though the site is within the AONB, the landscape impact could be overcome by means of a well-designed and implemented landscape scheme. The Panel commented that although the Local Highways Authority may consider the access to be acceptable the careful design and orientation of Pitches and the siting of the caravans on the pitches would need to be considered to reduce the impact of development</p> <p>The Panel would support the development of this site, in principle, for potentially 4 new pitches.</p>

CC_23A, B, C, D and E

Land at Aston Road, Chipping Campden

This site comprises 5 parcels of land owned by the County Council and are located at the northern end of Chipping Campden in a semi-rural location adjacent to the existing settlement boundary. A small residential development The Bratches, is located to the south of the site. There is an existing vehicular access to the land from Aston Road which also serves The Bratches. The land and the area beyond is open and undulating in character.

Summary of Sustainability Appraisal	The key constraints affecting these sites include linked to the historic environment and landscape quality and the sites' location on Grade 1 agricultural land. The sites also adjoin areas of BAP priority habitat, and are in relatively close proximity to an SSSI designated for its geodiversity. The sites are however within close proximity to employment and amenities, and have good public transport access by bus.
Summary of Advisory Panel Appraisal	<p>The Panel understood that this was submitted as a normal SHLAA site and may be more appropriate for other development. Two parts of this site (adjacent to the built-up area CC_23B and C) are 'preferred' sites to be allocated for housing in the Local Plan, while the allotments (CC_23E) are considered unsuitable for development. It was also understood that the site was away from areas where travellers normally wish to locate.</p> <p>The panel would not support this Site at this time as other considerations regarding site development are likely to be more appropriate.</p>

SC_21

Land East of Cirencester Road, South Cerney

The site is a greenfield site south east of Cirencester town centre on the A419. The site is flat with little tree cover and is currently highly visible from the road. The site is located to the north of the Cotswold Water Park. The surrounding area comprises mainly open countryside.

Summary of Sustainability Appraisal

The site is relatively unconstrained by environmental considerations, including biodiversity, historic environment and landscape constraints and is not located in an area with water or air quality issues. The site is located in a rural location, at some distance from services and facilities. The site is however accessible by bus and is located in relative proximity to a health centre.

Summary of Advisory Panel Appraisal

This is a large site with the potential for development. The possibility that part of the site could be developed as a rural exception and / or a Public site managed by an RSL or Housing Association was raised. However, concern was expressed about the impact on local schools in the South Cerney area. Schools already experience transient populations from two Gypsy and Traveller sites and the Duke of Gloucester army barracks.

The Council would seek to know what part of the site if any GCC (the owners) would put forward for development and for what type of development.

Due to these issues the panel would not support development at this time.

CDC2

Land adjacent to Down Ampney Football Club, Down Ampney

The site is a vacant field located at the northern end of the village owned by the District Council adjacent to the football club which lies immediately to the south. The land is a flat greenfield site which is currently unused and is open in character. Opposite the site is open countryside. There is an existing access to the land from the highway.

Summary of Sustainability Appraisal

The site is unconstrained by environmental considerations, including biodiversity, historic environment and landscape constraints. However the site is located in a sensitive groundwater location.

The site's location at the edge of Down Ampney provides it with good access to the local school and shop, and the site is accessible by bus. However the site is at some distance from a health centre and is located over 5km from a town centre with a broader range of facilities (Fairford).

Summary of Advisory Panel Appraisal

The Panel heard that the EA would be unlikely to support this site, which is located in a Source Protection Zone 1. As sufficient mitigation measures to protect drinking water supplies may not be feasible, the Panel would not support the development of this site

CDC6

Land to the rear of Greens Close, Great Rissington, Cheltenham

The site is a vacant parcel of land in the District Council's ownership located at the north west end of Greens Close to the rear of residential properties in Greens Close. The land has access on to Greens Close which appears to be used by the owner of Hill House, the neighbouring property to the west as a right of way to access the garage.

Summary of Sustainability Appraisal

This site is not affected by any significant constraints in terms of biodiversity, environment quality, or climate change. It is located in close proximity to a bus stop, providing public transport access, and to a Key Employment Site. The nearest town centre, at Bourton-on-the-Water, and amenities including a health centre, are within 5km. Constraints affecting the site are linked to the historic environment and landscape: the site is within the Cotswold AONB, and is close to heritage assets including the conservation area and listed buildings present in the village of Great Rissington.

Summary of Advisory Panel Appraisal

This is a restricted site and use as a residential caravan site may have amenity issues for nearby properties. However, the site could have potential for 2 pitches occupied by a single family, subject to appropriate conditions to ensure that no work activities were carried out on site due to the restricted access and potential of nuisance.

The Panel would support the development of this site, in principle, for potentially two new pitches – subject to suitable conditions to protect the amenity of neighbouring properties.

Site Summary	Comment	Support / Reserve / Not Support	Number of Potential Pitches
GT_3 Shorncote, South Cerney (2nd site)	There are two vacant pitches on this site and Panel would support the development of these in principle.	Support	2
GT_4 Hill View, Icomb	The Panel concluded this site should not be allocated due to the constraints indicated	Not supported	N/A
GT_5 Land adjacent to Cirencester Road, Seven Springs, Coberley (1 st site)	The Panel would support this, in principle, as a 'preferred' site and only for one additional pitch.	Preferred	1
GT_7 Old Dairy, Dudgrove Lane, Kempford	The Panel would not support the further development of this site	Not supported	N/A
GT_8 Land adjacent to Cirencester Road, Seven Springs, Coberley (2nd site)	The Panel would support this, in principle, as a 'Reserve' site for potentially 2 new pitches.	Reserve	2
GT_9 Meadowland Caravan Site, Fosseyway, Bourton-on-the-Water	The Panel would support the development of this site, in principle, for potentially 4 new pitches.	Support	4
CC_23A, B, C, D and E Land at Aston Road, Chipping Campden	The panel would not support this Site at this time as other considerations regarding appropriate development should be considered.	Not Supported	N/A
SC_21 Land East of Cirencester Road, South Cerney	The panel would not support this Site at this time as other considerations regarding appropriate development should be considered	Not Supported	N/A
CDC2 Land adjacent to Down Ampney Football Club, Down Ampney	The Panel would not support the development of this site	Not Supported	N/A
CDC6 Land to the rear of Greens Close, Great Rissington, Cheltenham	The Panel would support the development of this site, in principle, for potentially 2 new pitches (Subject to Conditions)	Supported	2