

# Identification of Potential Gypsy and Traveller Sites Update

December 2017



**COTSWOLD**  
DISTRICT COUNCIL

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## 1.0 Introduction

- 1.1 This report updates the report [Gypsy and Traveller – Identification of Potential Sites \(November 2014\)](#) and also assesses some newly identified potential Traveller sites.
- 1.2 The [Gypsy, Traveller and Travelling Showpeople Accommodation Assessment \(March 2017\)](#) (GTTSAA) found that Cotswold District has a need for three additional pitches for Gypsy and Traveller (known collectively as Travellers) households that meet the planning definition<sup>1</sup>. Furthermore, there is likely to be a need for one further pitch resulting from unknown households over the Plan period. No requirement was identified for Travelling Showpeople pitch provision in Cotswold District.
- 1.3 This report has been informed by the findings of the GTTSAA and takes consideration of comments made by the Traveller community who were interviewed as part of that report about site suitability.
- 1.4 Whilst this report assesses the development potential of sites, the findings do not mean that planning permission would automatically be granted or that sites would be allocated in the Local Plan.
- 1.5 The report is based on the information available at the time and is subject to change. Furthermore, whilst the site assessments are part of the evidence base to support the allocation of sites in the Local Plan, this report assesses sites in less detail than would be required in a planning application. A planning application may establish additional material considerations which could render a site suitable or unsuitable for development or increase/decrease the capacity of sites.

## 2.0 The purpose of the study

- 2.1 As a technical study, this report will be used to inform future planning policy. The study is independent of any planning applications submitted for Traveller sites, which will continue to be determined in accordance with the current Development Plan and other material considerations.
- 2.2 The assessment includes estimates of the number of pitches that can be accommodated, which will inform the Local Plan site allocation policies. The report will also be used to help ensure that the needs for Traveller accommodation in the next five years, and across the remainder of the Local Plan period, are met in full.
- 2.3 This study is specific to provision of Traveller accommodation. Other sites for housing development are assessed in the [Strategic Housing and Economic Land Availability Assessment \(September 2017\)](#) (the SHELAA).

## 3.0 Why prepare the study?

- 3.1 National Planning Policy Framework (NPPF) paragraph 47 requires Local Planning Authorities (LPAs) to “*deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Local planning authorities should plan for a mix of*

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<sup>1</sup> Planning Policy for Traveller Sites (DCLG August 2015)

*housing based on current and future demographic trends, market trends and the needs of different groups in the community*". This includes the needs of the Traveller community.

- 3.2 NPPF paragraph 159 also requires LPAs to assess market and affordable housing needs and to prepare a SHLAA in order to identify sites where housing needs can be delivered. This principle also applies to the provision of Traveller sites.
- 3.3 The [Planning Policy for Traveller Sites \(DCLG, August 2015\)](#) (the PPTS) provides further national planning policies for Traveller sites. LPAs are required to identify and update annually a supply of specific deliverable<sup>2</sup> sites sufficient to provide 5 years' worth of sites against their locally-set targets. LPAs should also identify a supply of specific developable<sup>3</sup> sites or broad locations for growth for 6-10 years and, where possible, for 11-15 years.
- 3.4 Through providing for Traveller accommodation needs, the PPTS also requires LPAs to protect local amenity, the environment and the Green Belt from inappropriate development. Where LPAs cannot show five years' worth of deliverable sites against the number of pitches required to address the identified need, they must give significant weight in favour of granting temporary planning permission for Traveller accommodation. This is also likely to be a consideration in favour of granting planning permission for permanent Traveller accommodation.
- 3.5 This study aims to identify sufficient deliverable and developable sites in Cotswold District up to 2031 to meet the GTTSAA Traveller pitch requirement. This will enable a 'plan-led' approach and will avoid planning permissions for Traveller sites being determined on an ad hoc basis.

#### **4.0 Need for additional Traveller pitches**

- 4.1 The GTTSAA (March 2017) provides the requirements for Traveller pitches in 5 year periods covering 2016-2021, 2021-2026 and 2026-2031. The GTTSAA states that *"There were 3 Gypsy or Traveller households identified in Cotswold that meet the planning definition, 24 unknown households that may meet the planning definition and 15 households that do not meet the planning definition.*

*Need for 3 additional pitches for households that meet the planning definition is made up of 3 concealed or adult households. There is no other current or future need."*

- 4.2 Table 1 summarises the findings of the GTTSAA. All three pitches are required between 2016 and 2021.

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<sup>2</sup> PPTS Footnote 4 states that *"to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans."*

<sup>3</sup> PPTS Footnote 5 states that *"to be considered developable, sites should be in a suitable location for Traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged."*

**Table 1: Traveller pitch requirements**

0-5 Years (2016–2021)	6-10 Years (2021–2026)	11-15 Years (2026–2031)
3	0	0

4.3 The GTTSAA also identifies a need of up to 11 additional pitches for unknown households, which is made up of five temporary pitches and new household formation of six from a maximum of 24 households. However, the GTTSAA considers that the actual resulting Traveller pitch requirement would be for one further pitch.

## 5.0 Methodology

5.1 This report has been prepared in accordance with the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Joint SHLAA Methodology, which is provided at Appendix 1. That methodology is based on the SHLAA Practice Guidance (CLG, 2007) and accords with the NPPF, the Planning Policy for Traveller Sites (DCLG, March 2012) and the Designing Gypsy and Traveller Sites Good Practice Guidance (CLG, May 2008).

5.2 The CLG Practice Guidance has now been superseded by the Planning Practice Guidance (March 2014) (the PPG). The 2012 PPTS was also updated in August 2015. These documents have been reviewed and the site assessment methodology is consistent with current national guidance, with the following exceptions:

- The methodology was previously based on a ‘policy off’ approach. The updated PPG guidance on the ‘assessment of land availability’ now forms the basis of the site assessments. The PPG recommends a ‘policy on’ approach, which gives more realistic site assessments.
- The accessibility of each potential site has been scored to inform the site assessments. This is ranked in relation to accessibility to a primary school, full-time education college, GP surgery, major brand supermarket or a Post Office. The accessibility scoring takes account of drive times/distance and walking/public transport accessibility.

5.3 The comments from the survey of the Traveller community that informed the GTTSAA have been taken into consideration, particularly in relation to the location and accessibility of sites. The surveys suggest that many Travellers have lived in the area for a long time in family groups. Most interviewees prefer to live in the open countryside and to be close to their family. The need for additional pitches is generated by newly-forming households within existing family groups ideally accommodated through expansion of existing sites.

### *Sources of land assessed for further Traveller pitches*

5.4 Sites have been identified through the following sources:

- Calls for Sites;
- Existing Traveller sites (permanent, temporary and tolerated);
- Proposed Traveller sites (including those where a planning application has previously been made);

- Potential Traveller sites from the November 2014 edition of this report and the SHELAA;
- County Council owned land;
- District Council owned land; and
- Land for sale.

5.5 This report builds on the ‘Call for Sites’ and other site identification exercises that informed the Gypsy and Traveller – Identification of Potential Sites (November 2014) report. Since November 2014, a further Call for Sites campaign was undertaken over a three week period between July and August 2016. This identified two new potential Traveller sites and reconfirmed the availability and development intentions of other previously assessed sites.

5.6 There are currently no active Traveller pitch planning applications. The full shortlist of sites identified for potential Traveller use is provided at Appendix 2.

## 6.0 Assessment of sites

### *Existing Traveller sites*

6.1 Table 2 shows the existing provision of Traveller pitches in Cotswold District. This includes the types of Traveller sites, their location and the number of pitches on each site.

6.2 The former Traveller site at Hill View in Icomb (ref: GT\_4) is no longer available for Traveller use and has been discounted from the baseline figures.

**Table 2: Baseline data of Traveller pitches**

Ref	Type of site and location	Site capacity (pitches)
<b>Local authority permanent sites</b>		
GT_1	Culkerton, Oaksey Road	4
<b>Permanent authorised private sites</b>		
GT_5	Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 1) NB: this site has one permanent authorised Traveller pitch, although one further Traveller pitch is sought within the site which does not have planning permission	1
GT_2/3	South Cerney, Four Acres, Shorncote	32
GT_10	South Cerney, Quarry Farm, Cricklade Road	2
<b>Temporary authorised private sites</b>		
GT_9	Bourton-on-the-Water, Land parcel south of Meadow View, Stow Road (expires 12 March 2018)	4

GT_8	Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 2 – ‘the Norris site’) (expires 19 December 2018)	2
<b>Tolerated sites</b>		
GT_6	Coln St Dennis, Hollow Fosse, Fosse Cross	8
GT_7	Kempsford, Old Dairy, Dudgrove Lane	2

#### *Initial assessment*

- 6.3 A desktop assessment was initially undertaken on the identified sites against the criteria provided in the PPTS. Site constraints, such as flood risk, were recorded from the Council’s Geographical Information System. Sites were also checked to see whether they were allocated for an alternative use or had an extant planning permission. The availability of each site was also investigated.
- 6.4 Many sites were discounted on the grounds that they were either completely unsuitable, unavailable, or development was manifestly unachievable. Following the desktop assessment, 12 sites remained that required further assessment of their potential for new Traveller pitches.
- 6.5 More detailed site assessments were undertaken on the 12 remaining potential sites. The site assessments are provided at Appendix 3.

#### *Assessment of vacant plots*

- 6.6 The Council assessed the number of vacant plots on existing Traveller sites through a combination of checking Council tax records and undertaking site visits in November 2017. This established that there are six vacant plots on authorised permanent existing Traveller sites that could help to meet the identified need for Traveller pitches. The vacancies are at the following locations:
- 1 vacant pitch at Oaksey Road, Culkerton, Ashley (GT\_1); and
  - 5 vacant pitches at Four Acres, Shorncote, South Cerney (GT\_2/3).

#### *Summary of assessments of 12 potential Traveller sites*

- 6.7 A summary of the findings of the detailed assessments of potential Traveller sites in Appendix 3 is provided below in Table 3.

**Table 3: Summary of assessments of potential Traveller sites**

Site	Summary of site assessment of potential for additional Traveller pitches
Land to the rear of Greens Close, Great Rissington (CDC_6)	Greenfield site to the rear of houses. GCC Highways confirms that safe access could not be achieved into the site. There are also concerns about the site’s location in the AONB. Although available, there has been no interest from the Traveller community, which emphasises the site’s unattractiveness as a viable site.



Oaksey Road, Culkerton, Ashley (GT_1)	Authorised permanent Traveller site. However, there is no potential to expand the site.
Four Acres, Shorncombe, South Cerney (GT_2/3)	Authorised permanent Traveller site. Although there is no potential to expand the site beyond its existing boundary, two of the pitches are 'double pitches' and could be sub-divided to provide two additional pitches.
Icomb, Hill View (GT_4)	Authorised permanent Traveller site. However, the site has fallen out of use and it is highly unlikely that the pitch will become available again for Traveller use.
Land adjacent to Cirencester Road, Seven Springs, Coberley (GT_5)	Authorised permanent Traveller site. A single further Traveller pitch is sought within the site. However, expansion would be unsuitable as it would cause significant harm to the AONB (confirmed by appeal decisions).
Hollow Fosse, Fosse Cross, Coln St Dennis (GT_6)	The site is very isolated and is within the AONB. It is a long-standing tolerated Traveller site but given the site's constraints, the Council would not seek to allocate any permanent Traveller pitches in this location.
Old Diary, Dudgrove Lane, Kempsford (GT_7)	Tolerated site. However, given the high flood risk and other constraints, the Council would not seek to allocate any permanent Traveller pitches in this location.
Land adjacent to Cirencester Road, Seven Springs, Coberley (GT_8)	Authorised temporary Traveller site. However, permanent use as a Traveller pitch or expansion to provide additional pitches would cause significant harm to the AONB (confirmed by appeal decision on the adjacent land) and would be unsuitable.
Land parcel south of Meadow View, Stow Road, Mangersbury (GT_9)	Authorised temporary Traveller site (unimplemented), which could deliver four permanent Traveller pitches. The owner intends to renew the temporary planning permission on a permanent basis.
Quarry Farm, Cricklade Road, South Cerney (GT_10)	Authorised permanent Traveller site with no potential to expand.
Welsh Way, Sunhill, Meysey Hampton (R_516)	Vacant former mushroom composting plant. However, there is currently no realistic prospect that this site will deliver a Traveller pitch development.
Pond House and Gardens, Lowerfields, Saintbury (R_523)	Greenfield site currently used as a garden. The site is isolated from services and facilities and is likely to suffer noise impact issues in future. A safe access cannot be achieved. Unsuitable for Traveller pitch use.

## 7.0 Summary

- 7.1 There are six vacant pitches on existing permanent Traveller sites, which can meet the need for three pitches identified in the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (March 2017). Furthermore, two plots at the Four Acres site in South Cerney could be sub-divided to provide two additional pitches.
- 7.2 An additional site at 'Land parcel south of Meadow View, Stow Road, Mangersbury', which currently has temporary planning permission for four Traveller pitches, could be granted permanent planning permission Traveller pitch use. This would provide four further Traveller pitches to meet the identified pitch need.
- 7.3 There are a number of other potential Traveller sites in the District where the likely harm caused by their development outweighs the benefits of their contribution towards meeting the Traveller pitch need. This situation will be reviewed in light of further updates to this report and updates of the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment.
- 7.4 A summary of the sites where further Traveller pitches can be provided is set out in Table 4. The 12 pitches have all been assessed as being deliverable in 0-5 years.

**Table 4: Summary of Deliverable Traveller Pitches**

Site	Summary of site assessment of potential for additional Traveller pitches	Deliverable Traveller pitches
Oaksey Road, Culkerton, Ashley (GT_1)	One vacant plot	1 pitch (0-5 years)
Four Acres, Shorncote, South Cerney (GT_2/3)	Five vacant plots and two pitches can be sub-divided to provide two further pitches	7 pitches (0-5 years)
Land parcel south of Meadow View, Stow Road, Mangersbury (GT_9)	Deliverable site that can provide four additional Traveller pitches	4 pitches (0-5 years)
<b>Total deliverable Traveller pitches</b>		<b>12 pitches (0-5 years)</b>

## **Appendix 1**

# **Gloucestershire Shared Gypsy, Traveller and Travelling Showpeople Site Assessment Methodology**

## GLOUCESTERSHIRE GTTS JOINT SHLAA METHODOLOGY

### **INTRODUCTION**

The Government's Planning Policy for Traveller Sites requires Local Authorities to identify and update annually:

- A supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets; and
- A supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

The 2013 Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTTSAA) identifies the county-wide and Local Authority need for Gypsy, Traveller and Travelling Showpeople sites between 2013 and 2031.

The next stage in this process is to identify sites to meet need in the context of the above requirements. The starting point will be the assessment of a range of sites through the Strategic Housing Land Availability Assessment (SHLAA).

The Government's 'Planning Policy for Traveller Sites' (PPTS) specifies that no sites should be identified for Gypsy and Traveller use that would not be appropriate for ordinary residential dwellings. As a result, and in the absence of a published Practice Guidance for a Gypsy and Traveller SHLAA, this methodology has been based on the methodology set out in the SHLAA: Practice Guidance (2007) published by CLG. It has also been informed by the Gloucestershire GTTSAA, National Planning Policy Framework (NPPF), Planning Policy for Traveller Sites (PPTS) and the CLG Designing Gypsy and Traveller Sites Good Practice Guide.

## **SOURCES OF LAND TO BE ASSESSED**

**The Gypsy, Traveller and Travelling Showpeople site assessment work will draw on the existing sites identified through the SHLAAs for the 6 local planning authorities. These assessments form a comprehensive review of land and include sites from various different sources, as set out below.**

### **Existing SHLAA sites**

Sites in the planning process:

- Land allocated in the Local Plan or with planning permission for housing, employment or other land uses which are no longer required for those purposes;
- Land with unimplemented/outstanding planning permissions, including sites with planning permission for traveller accommodation; and
- Planning permissions for housing, including traveller accommodation, that are under construction.

Sites not currently in the planning process:

- Vacant and derelict land;
- Surplus public sector land;
- Urban extensions;
- Sites in rural settlements and rural exception sites;

### **Gypsy / Traveller / Travelling Showpeople site searches**

#### **Call for sites**

To inform this process, a targeted Gypsy, Traveller and Travelling Showpeople 'call for sites' was undertaken between August and October 2013. This is where landowners, agents and members of the community were invited to submit sites for consideration of their potential to provide for permanent accommodation for traveller communities.

In addition, the following sites will be considered through the process.

- Land that is used and unauthorised for traveller accommodation but tolerated;
- Land that is used and unauthorised for traveller accommodation but not tolerated;
- Possible extensions to existing sites that are authorised for traveller accommodation; and
- Land that accommodates caravans but is not restricted for use by travellers only.

The SHLAA should, where possible, be an unconstrained assessment of potential sites, however the following areas will be ascribed nil potential in accordance with national planning policy:

- Land that is within flood zone 3;
- Land that falls within a SSSI or battlefield designation and international, national and locally designated biodiversity and geological conservation sites;
- Parts of sites containing scheduled monuments, historic parks and gardens and world heritage sites.

## SITE SURVEY

Site Information	
Site ref (please leave blank)	
Site name	
Full address and postcode	
Local Authority	
Parish/Ward	
Grid ref	Easting: Northing:
Site area (ha)	
Current and past land use	
Relevant planning policy	
Relevant planning history	
Character of the surrounding area	
Surrounding land uses	
Physical constraints	
Are there any factors listed below that might limit development?	
Green Belt	
Flooding (i.e. Flood Zone 2 or 3)	
Contamination Air quality Noise	
Landscape designations (eg. AONB, SSSI)	
Historic environment (eg. Scheduled Monuments, Conservation Area, buried archaeology)	
Topography	
Cordon Sanitaire	
Other	
How easy is it to access the site in the ways listed below?	

<b>Vehicle access, including main roads and motorways</b>	
<b>Public transport services, including buses and trains</b>	
<b>Pedestrian and cycle links</b>	
<b>How suitable are the roads around the site for the proposed use? For example, could large vehicles and equipment used by Travelling Showpeople be accommodated?</b>	
<b>Please provide details of nearby services and facilities available to the site:</b>	
<b>Primary school</b>	
<b>Secondary school</b>	
<b>GP surgery and other health services</b>	
<b>Local shops/post office</b>	
<b>Other key local services and facilities</b>	
<b>Water supply, drainage, electricity, gas</b>	
<b>Please provide your initial assessment of the site:</b>	
<b>Suitable</b>	
<b>Available</b>	
<b>Achievable</b>	
<b>Likely timescale</b>	<b>0-5 years:</b> <b>6-10 years:</b> <b>11-15 years:</b>
<b>How could the identified constraints be overcome?</b>	



## ASSESSMENT PARAMETERS

<b>Site information</b>	
<b>Site area</b>	No size limit. Established through electronically mapping each site.
<b>Current and past land use</b> <b>Character of surrounding area</b> <b>Surrounding uses</b> <b>Planning status</b>	Desk based research and field survey work.
<b>Relevant planning history</b>	Desk based research to establish any significant planning history associated with the sites.
<b>Physical constraints</b>	Desk based research and field survey work to establish both physical and policy constraints to the future development of the site for GTTS.
<b>Are there any factors listed below that might limit development?</b>	
<b>Green Belt</b>	The SHLAA will be prepared using a 'policy neutral' stance, meaning that existing Development Plan policy will not be used to inform the assessment of suitability.
<b>Flood Zone</b>	Technical Guidance to the NPPF classifies caravans, mobile homes and park homes intended for permanent residential use as being "highly vulnerable". Sites falling within flood zone 3a or 3b should therefore be found unsuitable. Sites within flood zone 2 could be suitable, but only if the Exception Test, as set out in the NPPF, is passed.
<b>Contamination</b> <b>Air quality</b> <b>Noise pollution</b>	Sites should not be located within Air Quality Management Areas or on unstable or contaminated land which cannot be mitigated. Sites assessed as having a negative impact on air quality and noise which cannot be mitigated will be found unsuitable.
<b>Landscape designations</b>	Sites wholly within a SSSI or battlefield designation, and international, national and locally designated biodiversity and geological conservation sites, including SPAs, SACs and RAMSAR sites, will be considered unsuitable. Sites within the AONB may be acceptable in principle, but conserving landscape, wildlife and cultural heritage are important considerations.
<b>Historic environment</b>	Parts of sites containing scheduled monuments, historic parks and gardens and world heritage sites will be considered unsuitable.
<b>Topography</b>	Sites will be assessed as unsuitable if the topography of the site is steeply sloping or deemed a physical constraint on development.
<b>Cordon Sanitaire</b>	Sites will be assessed as unsuitable where falling within an identified cordon sanitaire.
<b>Other</b>	
<b>How easy is it to access the site in the ways listed below?</b>	
<b>Vehicle access, including main roads and motorways</b>	To be assessed through desk based research and field survey work.

<p><b>Accessibility and frequency of public transport services, including buses and trains</b></p> <p><b>Pedestrian and cycle links</b></p>	<p>Sites should not be located immediately adjacent to major transport corridors unless noise, safety and air quality can be mitigated. Transit sites/temporary stopping places and Travelling Showpeople sites should be located very close to main transport routes.</p>
<p><b>Please provide details of nearby services and facilities available to the site:</b></p>	
<p><b>Primary school</b></p> <p><b>Secondary school</b></p> <p><b>GP surgery and other health services</b></p> <p><b>Local shops/post office</b></p> <p><b>Access to key local services and facilities</b></p>	<p>To be assessed through desk based research and field survey work. Accessibility to be ranked by the Gloucestershire County Council Accession Model, which models access to key services by public transport, walking and cycling.</p> <p>Planning Policy for Traveller Sites guidance states that LPAs should strictly limit new traveller site development in open countryside that is away from existing settlements. They should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community, and avoid placing an undue pressure on local infrastructure.</p> <p>Sites should:</p> <ul style="list-style-type: none"> <li>• Fit with the Local Authority’s spatial strategy and approach to location;</li> <li>• Be located close to sustainable settlements with a range of local services (the GTAA suggests 1 mile as a reasonable distance to key facilities within settlements);</li> <li>• Avoid the need for long distance travelling;</li> <li>• Provide good access to local services, including health and welfare services and employment, and ensure that children can attend school on a regular basis; and</li> <li>• Provide access to water, electricity, drainage &amp; sanitation, with electricity and sewerage for permanent sites.</li> </ul>
<p><b>Please provide your initial assessment of the site:</b></p>	
<p><b>Suitability</b></p>	<p>A site is suitable for a Gypsy, Traveller and Travelling Showpeople site if it offers a suitable location for development. The following factors should be considered in the assessment of a site’s suitability:</p> <ul style="list-style-type: none"> <li>• Policy constraints</li> <li>• Physical problems or limitations</li> <li>• Potential impacts, including the effect upon landscape features and conservation</li> <li>• Environmental conditions which would be experienced by prospective residents</li> </ul> <p>The SHLAA will be prepared from a <b>‘policy neutral’</b> stance.</p>

<p><b>Availability</b></p>	<p>A site is considered available for development if it is available now or there is a reasonable prospect that the site will be available at the point envisaged. There should be confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. The land should be controlled by a developer who has expressed an intention to develop, or the landowner has expressed an intention to sell. Where problems have been identified then an assessment will need to be made of when they can realistically be overcome.</p>
<p><b>Achievability</b></p>	<p>A site is considered achievable where there is a realistic or reasonable prospect that a Gypsy and Traveller pitch or Traveller plot could be viable developed at the point envisaged. This is essentially a judgement about the economic viability of a site. It will be affected by:</p> <ul style="list-style-type: none"> <li>• Market factors</li> <li>• Cost factors</li> <li>• Delivery factors</li> </ul>
<p><b>Overcoming constraints</b></p>	<p>Where constraints have been identified, the assessment should consider what action would be needed to remove them. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownerships, environmental improvement or a need to amend planning policy which is constraining development.</p>

## **Appendix 2**

# **Shortlist of Gypsy, Traveller and Travelling Showpeople Sites**

## Shortlist of Sites

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
<b>Ampney Crucis</b>					
CDC_3	Site identified in 2014 report	Land at Durncourt Cottages	0.1	The site is small and has a public right of way running along the western boundary, which reduces the developable area. The neighbouring properties on either side appear to have rights of way over the land to gain access to garages and back gardens, which reduces the developable area further still. The site is also overlooked by the adjoining properties. The site is too small to accommodate a Traveller pitch and it is doubtful that it would be suitable even if it were large enough.	Not suitable
<b>Andoversford</b>					
A_1	Site identified in 2014 report	Land adjacent to Andoversford Sewage Treatment Works	0.4	The majority of the site is in Flood Zone 3b. The site is also wooded. Being directly adjacent to a sewage treatment works, there is also likely to be an airborne particle odour constraint, which would further make this site unsuitable.	Not suitable
A_6	Site identified in 2014 report	The Old Station House, Station Road	0.1	The site is garden land with poor access. It is within the built up area of Andoversford. Notwithstanding the site's already small size, there are also two large trees with Tree Protection Orders in the middle making the developable area even smaller - too small for a Traveller pitch.	Not suitable
<b>Ashley</b>					
GT_1	Authorised permanent site	Oaksey Road, Culkerton	0.3	See Appendix 3	No potential to expand
<b>Avening</b>					
CDC_4	Site identified in 2014 report	Land at Sunground	0.2	The site is too steep to be developed as a Traveller pitch	Not suitable
<b>Blockley</b>					
BK_2	Site identified in 2014 report	Land at Blockley Waterworks	0.1	The site has extant planning permission for a single dwelling (16/03435/FUL)	Not available
BK_9	Site identified in 2014 report	Land adjacent to "The Brown House"	0.2	The site has been developed as a single dwelling (16/00479/FUL)	Not available
BK_10	Site identified in 2014 report	Lower Farmhouse	0.1	The site has been developed as a single dwelling (14/05276/FUL)	Not available
<b>Broadwell</b>					
CDC_14	Site identified in 2014 report	Verges and footpath at Wheatclose	0.1	The land cannot accommodate a Traveller pitch due to its linear shape	Not suitable
<b>Chipping Campden</b>					
CC_23	Site identified in 2014 report	Land at Aston Road	48.2	This site has been divided into five to show the areas that are developable (CC_23A, B, C, D and E). CC_23A is 3ha but is highly visible in the landscape and a Traveller site development would have a significant adverse impact on the AONB. Part of CC_23B and CC_23C have extant planning permission for 40 dwellings (16/00937/OUT). The remaining parts of CC_23B and CC_23C are proposed residential allocations in the submitted Cotswold District Local Plan (July 2017). CC_23E provides the only allotments in Chipping Campden and should be retained if needed unless a suitable alternative location can be found. The allotments are currently well used.	Not available / not suitable
CDC_10	Site identified in 2014 report	Verges at Littleworth	0.1	The site comprises a circular island in the centre of the road at the end of a quiet residential cul-de-sac. It is surrounded by housing on all sides, which face directly onto the island. The site is urban in character and is completely unsuitable for Traveller pitch use.	Not suitable

## Shortlist of Sites

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
CDC_15	Site identified in 2014 report	Land at Berrington Road	0.2	The site comprises six smaller individual plots, which are separated from each other. They are currently used for car parking. The plots are surrounded by housing. Notwithstanding that the split nature of the site that makes it unsuitable for use as a Traveller pitch, the site is also highly overlooked and the car parking is needed to serve the surrounding housing.	Not suitable
<b>Cirencester</b>					
C_177	Site identified in 2014 report	Land at Chesteron Farm	120.2	The site is a proposed residential and employment allocation in the submitted Cotswold District Local Plan (July 2017).	Not available
C_111	Site identified in 2014 report	Site at The Cranhams, Cranhams Lane	2.5	The site comprises 'The Cranhams', which is a Listed Building, and its domestic curtilage. It also incorporates an enclosed field in agricultural use to the south. The west of the site contains a pond and some scrub land, which are likely to have biodiversity value and where Great Crested Newts have been identified. The site is adjacent to a Scheduled Ancient Monument to the south, which is excluded from the developed area of the strategic planning application at Chesterton Farm (16/00054/OUT). Furthermore, the site forms the setting of the Listed Building and maintains views into the open countryside further to the south. The site's development as Traveller pitches would have a significant and unacceptable impact on the setting of the Listed Building. In the context of the Chesterton strategic planning application, the site has an important function in providing a green swathe that links the existing built up area with the countryside to the south. The site's development would therefore have a negative impact on the wider landscape, particularly from the Public Right of Way at western and southern boundaries.	Not suitable
C_143	Site identified in 2014 report	Playing field off Trinity Road	0.4	The owner (Gloucestershire County Council) confirms the land is currently in active use as a playing field and is not available	Not available
CDC_1	Site identified in 2014 report	Picnic area between Old Cricklade Road and A419 Cricklade	1.6	The whole of the site is located in Flood Zone 3b	Not suitable
CDC_13	Site identified in 2014 report	Verges on Beeches Estate	0.0	The site comprises two grassed verges in a residential area, which are separated from each other. Both verges have overlooking issues and are unsuitable.	Not suitable
<b>Coberley</b>					
GT_5	Authorised permanent site	Land adjacent to Cirencester Road, Seven Springs (1st site)	0.3	See Appendix 3	No potential to expand
GT_8	Authorised temporary site	Land adjacent to Cirencester Road, Seven Springs (2nd site)	0.6	See Appendix 3	Not suitable
<b>Coln St Dennis</b>					
GT_6	Tolerated site	Hollow Fosse, Fosse Cross	0.9	See Appendix 3	No potential to expand
<b>Down Ampney</b>					
CDC_2	District Council owned land	Land adjacent to Down Ampney Football Club	0.5	The site is a proposed residential allocation in the submitted Cotswold District Local Plan (July 2017)	Not available

## Shortlist of Sites

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
<b>Fairford</b>					
F_42	Site identified in 2014 report	Fairford Ground, adjacent to Horcott	0.3	The site is not available for Traveller pitch use	Not available
CDC_9	Site identified in 2014 report	Verges at the Quarry	0.0	The site comprises two linear verges, which are separated from each other. The verges are surrounded by housing and are overlooked. The site is urban in character is unsuitable for a Traveller pitch.	Not suitable
<b>Great Rissington</b>					
CDC_6	District Council owned land	Land to the rear of Greens Close	0.1	See Appendix 3	Not currently deliverable
<b>Icomb</b>					
GT_4	Authorised permanent site	Hill View	0.3	See Appendix 3	No potential to expand
<b>Kempford</b>					
GT_7	Tolerated site	Old Dairy, Dudgrove Lane	0.2	See Appendix 3	Not suitable to expand
<b>Maugersbury</b>					
GT_9	Authorised temporary site	Land parcel south of Meadow View, Stow Road	0.6	See Appendix 3	Deliverable in 0-5 years
<b>Meysey Hampton</b>					
R_516	SHLAA identified site	Welsh Way, Sunhill	6.5	See Appendix 3	Deliverable in 0-5 years
<b>Moreton-in-Marsh</b>					
M_12A	Site identified in 2014 report	Land at Evenlode Road	6.7	Proposed residential allocation in the submitted Cotswold District Local Plan (July 2017)	Not available
M_19A	Site identified in 2014 report	Dunstall Farm, Fosseway	14.0	Proposed residential allocation in the submitted Cotswold District Local Plan (July 2017)	Not available
CDC_5	Site identified in 2014 report	Land at Warneford Place	0.1	The site is located in a residential area, but has no vehicular access	Not suitable
<b>Saintbury</b>					
R_523	SHLAA identified site	Pond House and Gardens, Lowerfields	1.5	See Appendix 3	Not suitable
<b>Sapperton</b>					
CDC_7	Site identified in 2014 report	Land at The Glebe	0.1	The site is landlocked and there is no access from The Glebe. Access may be possible from the neighbouring property to the south.	Not suitable
<b>Siddington</b>					
CDC_8	Site identified in 2014 report	Land at Pound Close	0.1	The site is too narrow to be developed	Not suitable
<b>South Cerney</b>					
GT_2/3	Authorised permanent site	Four Acres, Shorncote	2.0	See Appendix 3	Deliverable in 0-5 years
GT_10	Authorised permanent site	Quarry Farm, Cricklade Road	0.3	See Appendix 3	No potential to expand
SC_21	Site identified in 2014 report	Land east of Cirencester Road	8.8	Site has been let by Gloucestershire County Council and is not available for Traveller use	Not available


## Shortlist of Sites

Site Ref	Source	Site Name	Size (Ha)	Summary	Conclusion
<b>Stow-on-the-Wold</b>					
S_20	Site identified in 2014 report	Land at Bretton House	2.8	The site has planning permission for a Care Home (17/01218/REM)	Not available
S_22b	Site identified in 2014 report	Land east of King George's Field	5.5	The site is unsuitable for Traveller pitch use. Its development would have a significant adverse impact on the character and appearance of the Cotswolds AONB and the setting of Stow-on-the-Wold	Not suitable
S_56	Site identified in 2014 report	Victoria House, Sheep Street	0.0	The site is located in the centre of Stow-on-the-Wold and is occupied by several buildings, which are located in the Conservation area. It is therefore unsuitable as a Traveller pitch.	Not suitable
CDC_12	Site identified in 2014 report	Land at King Georges Field	0.1	The site is two road-side verges within a residential estate. The verges are well overlooked by the surrounding properties and are unsuitable for use as Traveller pitches.	Not available
<b>Tetbury</b>					
T_68	Site identified in 2014 report	Land adjacent to Brookside Cottage	0.2	The site is elevated in a sensitive part of the Conservation Area and is unsuitable for Traveller pitch use.	Not suitable
<b>Willersey</b>					
CDC_11	Site identified in 2014 report	Land at Ley Orchard	0.2	The site is too urban in character and too overlooked	Not suitable
<b>Willersley</b>					
W_7A	Site identified in 2014 report	Land north of B4632 and east of employment estate	5.0	Proposed mixed use (residential and employment) allocation in the submitted Cotswold District Local Plan (July 2017)	Not available



## **Appendix 3**

# **Gypsy, Traveller and Travelling Showpeople Site Information Sheets and Location Plans**

Site ref	CDC_6	
Site address	Land to the rear of Greens Close, Great Rissington	
Area	0.06ha	
Current land use	Greenfield	
Conclusion	Not suitable	

### Site and Surroundings

The site is located to the rear of residential properties on Greens Close, which is to the south, and to the properties on Lane End, which is to the north. The site is sloping and would require work to provide suitable level hard-standing for potentially both static and mobile travelling caravans and an amenity block.

The land has access onto Greens Close via a narrow track. The track appears to be used by the owners of the adjacent Hill House to access their garage, which is located directly opposite the site to the west. The site is located on lower ground than the adjoining properties and is surrounded by a number of trees that provide some screening.

### Designations

Area of Outstanding Natural Beauty  
Adjacent to the Conservation Area

### Relevant Planning History

No planning history

### Suitability

Gloucestershire County Highways have identified that a safe access cannot be achieved for Traveller use due to a lack of inter-visibility at the access and the narrow access width, which cannot be widened to accommodate pedestrians and vehicles passing.

The site is located within a modest modern residential development, within which a Travellers' site may seem incongruent. There are likely to be residential amenity issues from the adjoining properties. Despite being partially screened, the site's development could have a detrimental impact on the AONB and the Conservation Area. The scale of the impact would be dependent on the details of the development.

The works needed to level the site to enable a Traveller pitch to be provided would impact upon the viability of such a development. Furthermore, the Traveller pitch would need to be located a sufficient distance from site boundaries for fire safety. As a result there may be insufficient space to safely manoeuvre vehicles on the site.

### Availability

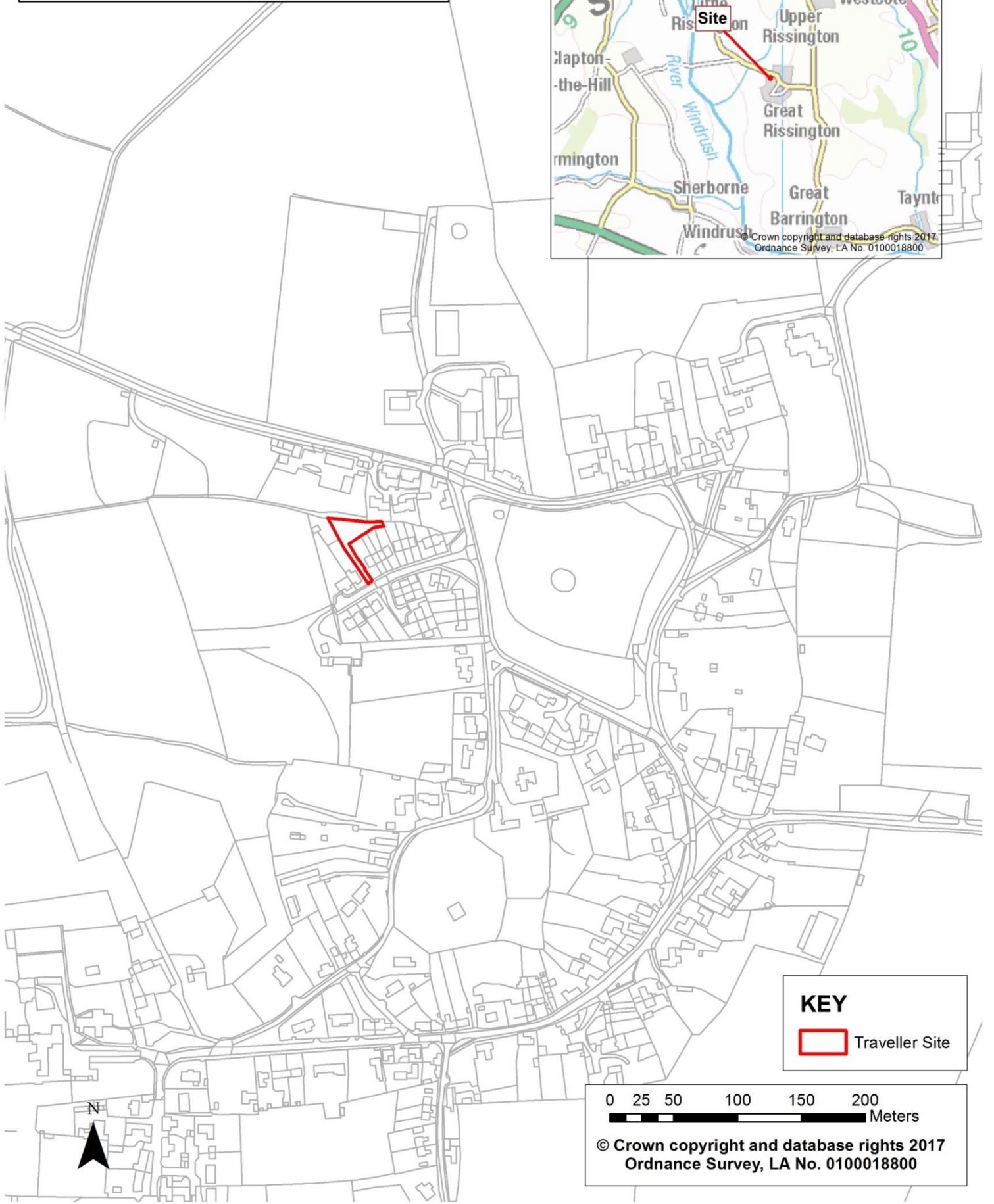
The land is owned by Cotswold District Council and is currently not leased. However, there has been no interest from the Traveller community, which calls into question the site's viability for Traveller use.

### Deliverability

The site does not currently meet the definition of a deliverable or developable Traveller site.

# Great Rissington

Land To The Rear Of Greens Close  
CDC\_6




## KEY

 Traveller Site

0 25 50 100 150 200  
Meters

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Ordnance Survey, LA No. 0100018800

Site ref	GT_1	
Site address	Oaksey Road Culkerton Ashley	
Area	0.29ha	
Current land use	Existing permanent Traveller site	
Conclusion	Not suitable for expansion, although there is one vacant plot that can meet the 0-5 year Traveller pitch need	

### Site and Surroundings

The site is located approximately 5.8km driving distance to the north-east of Tetbury and 11.6km driving distance to the south-west of Cirencester. The site is located on the northern side of Oaksey Road within a densely wooded area. Although visible from Oaksey Road, the site is screened by the woodland from the surrounding farmland in all other directions.

### Designations

Source Protection Zone  
Area of Outstanding Natural Beauty  
Priority Habitat

### Relevant Planning History

No recent planning history

### Suitability

This is an authorised permanent Traveller site. However, the County Council has confirmed that there is no potential to expand. Indeed, expansion would inevitably lead to harm to the surrounding woodland, which is a priority habitat. This would impact on biodiversity and could also potentially reduce the existing screening.

### Availability

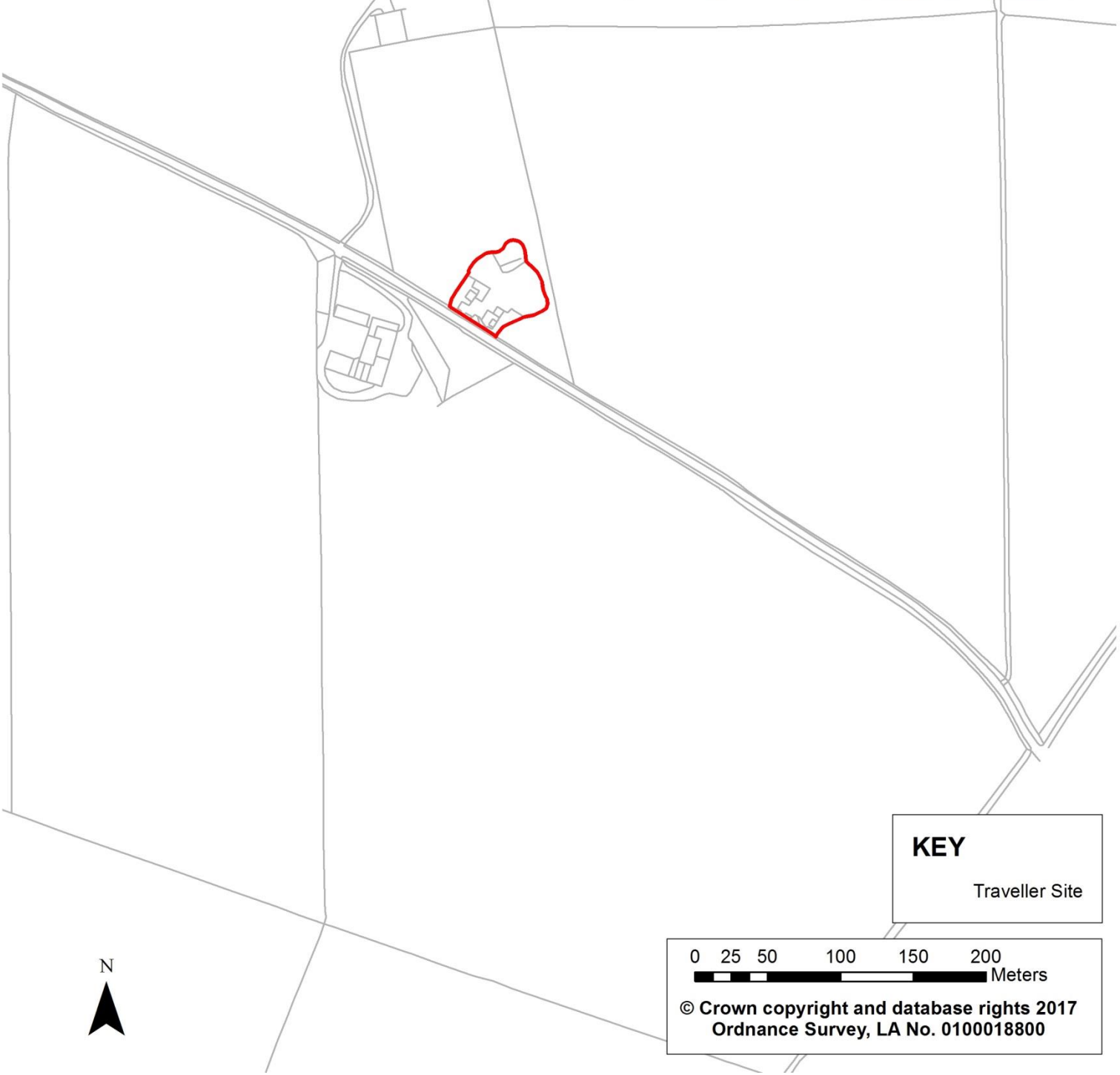
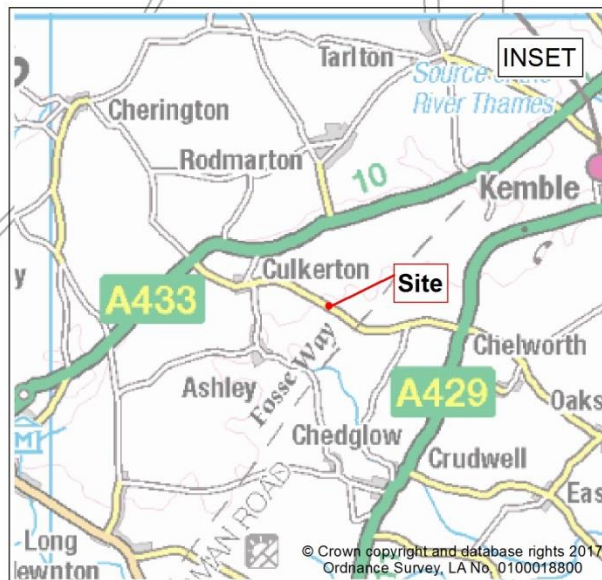
Three of the four pitches are in use.

### Deliverability

The site is unsuitable for expansion, although there is one vacant plot that can meet the 0-5 year Traveller pitch need.

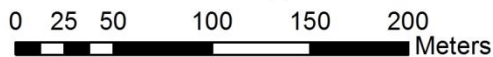
# Ashley

Oaksey Road, Culkerton)  
GT\_1



## KEY

Traveller Site



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Ordnance Survey, LA No. 0100018800

Site ref	GT_2/3	
Site address	Four Acres, Shorncliffe South Cerney	
Area	2.03ha	
Current land use	Existing permanent Traveller site	
Conclusion	Not suitable for expansion, although five vacant plots and two plots that could be subdivided, which can meet the 0-5 year Traveller pitch need	

### Site and Surroundings

This is an existing permanent Traveller site with 31 pitches. Some pitches on the western side of the site are double pitches. The site faces onto South Road to the north and is located next to a quarry to the south and a sewage treatment works to the east. Fencing runs along the front boundary with the road. The land levels are relatively flat throughout.

### Designations

The western border of site follows a river and touches Flood Zones 3b, 3a and 2. However, the flood zones do not cover any part of the site where caravans are located.

Source Protection Zone

Strategic Nature Area

Within 800m of Water Treatment Facilities

Cotswold Water Park (a Nature Improvement Area)

### Relevant Planning History

07/01339/FUL - Retention of an extension to a residential gypsy caravan site, comprising 11 additional pitches, access road, amenity units, and landscaping - Planning permission granted

04/02815/FUL - Variation of condition 2 of permission 03/00981/FUL to increase pitch numbers from 17 up to 21 and retention of ancillary outbuildings - Planning permission granted

03/00981/FUL - Residential gypsy caravan site; access road; 17 hardstandings and temporary cesspools plus low level lighting - Planning permission granted

### Suitability

This is an authorised permanent Traveller site. However, there is no potential to expand and provide further traveller pitches outside the extent of the existing site boundary. Expansion would likely lead to harm to biodiversity interests in the vicinity (there are both priority habitats and Key Wildlife Sites near Four Acres). There are also other constraining adjacent land uses such as the sewage works.

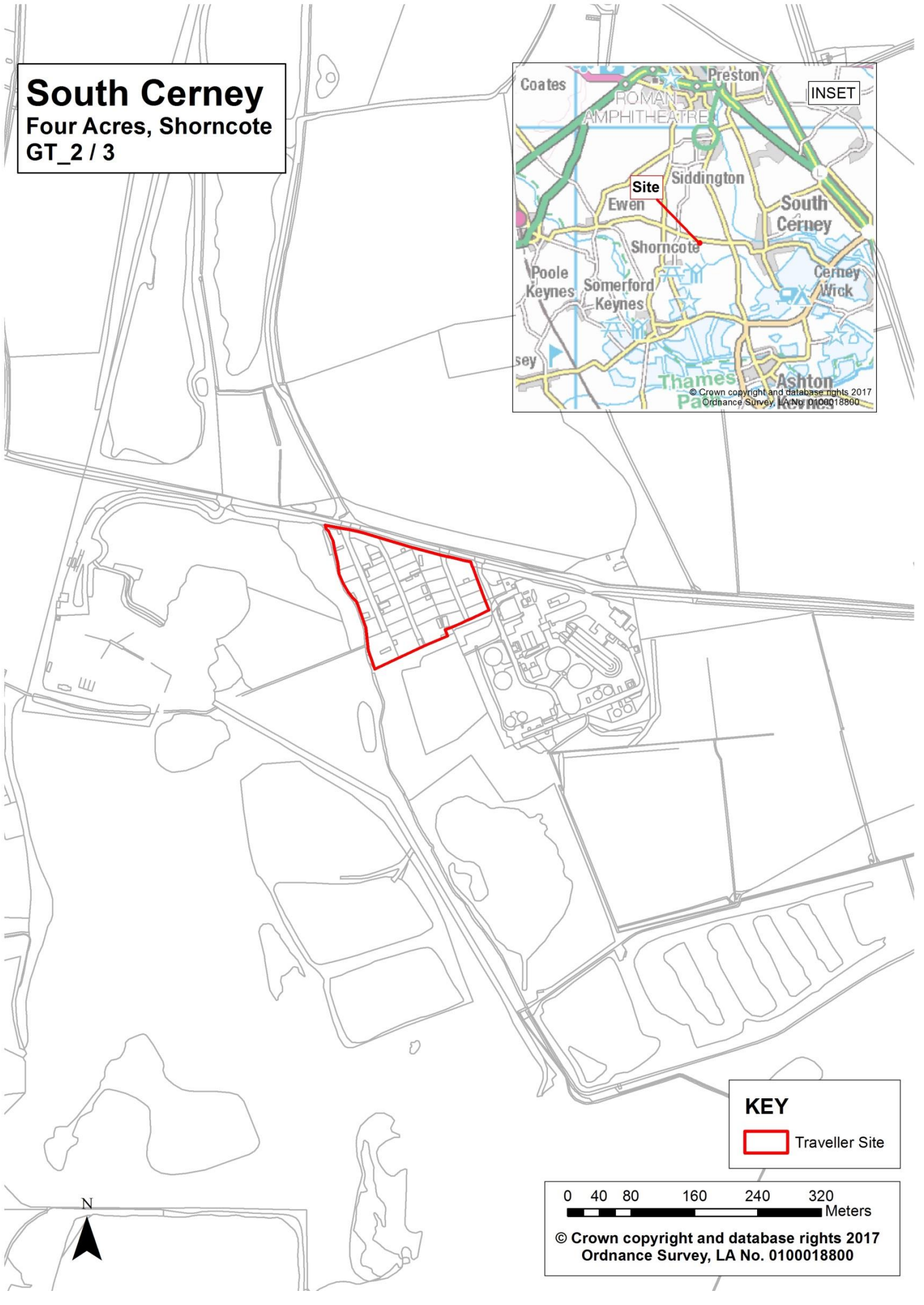
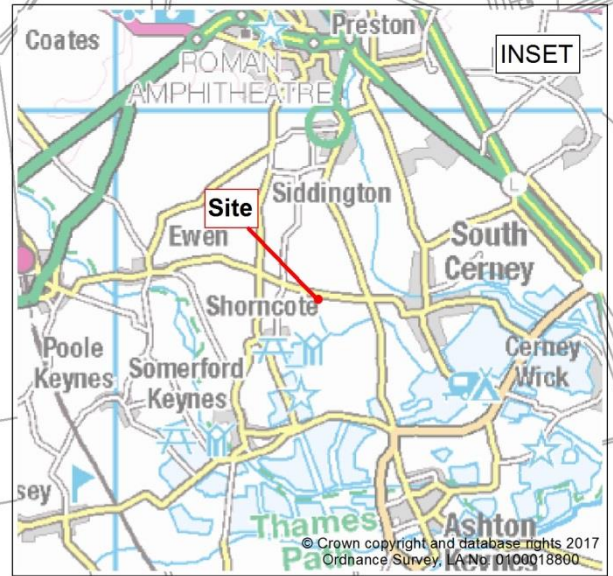
### Availability

There are currently 5 vacant pitches at this site.

### Deliverability

There is no additional surrounding land that is available or suitable to deliver more pitches. However, there is potential to increase the number of pitches by subdividing two existing pitches to provide two further pitches and there are also five vacant pitches on the site, which can all help to meet the 0-5 year Traveller pitch need.

**South Cerney**  
Four Acres, Shorncote  
GT\_2 / 3




**KEY**

 Traveller Site

0 40 80 160 240 320  
Meters

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Ordnance Survey, LA No. 0100018800



Site ref	GT_4	
Site address	Hill View Icomb	
Area	0.27ha	
Current land use	Existing permanent Traveller site, which has fallen out of use	
Conclusion	Not available or suitable for expansion	

### Site and Surroundings

As this has permanent planning permission for an authorised Traveller site. However, the site has been sold at auction to a private individual who is in the process of putting together a scheme for a new dwelling. It is therefore highly unlikely to be used again as a Traveller pitch.

The site comprises a large field with six stables. It is located to the north of Icomb approximately 170m from Icomb Hill and is outside the Icomb Conservation Area. The land levels rise significantly in a westerly direction. A line of mature trees runs along the front boundary of the site along the southern boundary. There is also significant planting along the western boundary, which provides further screening.

### Designations

Area of Outstanding Natural Beauty  
 Within the setting of the Icomb Conservation Area  
 Within the setting of the Icomb Hill scheduled ancient monument

### Relevant Planning History

14/01319/FUL - Erection of a two-bedroomed house to replace static caravan - Planning permission refused

13/04155/FUL - Erection of a dwelling to replace a static caravan - Planning permission refused

08/01749/FUL - Change of use of land and the retention of the mobile home as a single private gypsy site - Planning permission granted on Appeal

### Suitability

The site does not have potential to expand, particularly given the sensitive location in the Area of Outstanding Natural Beauty. The site entrance is along a very rural lane, which leads into the Conservation Area and the existing access already adds some urbanising effect and further expansion would exacerbate that.

The sloping nature of the site increases its prominence and there are potentially wider views. Expansion of the existing Gypsy provision at this site would be harmful to the AONB and potentially harmful to the Conservation Area and scheduled ancient monument.

### Availability

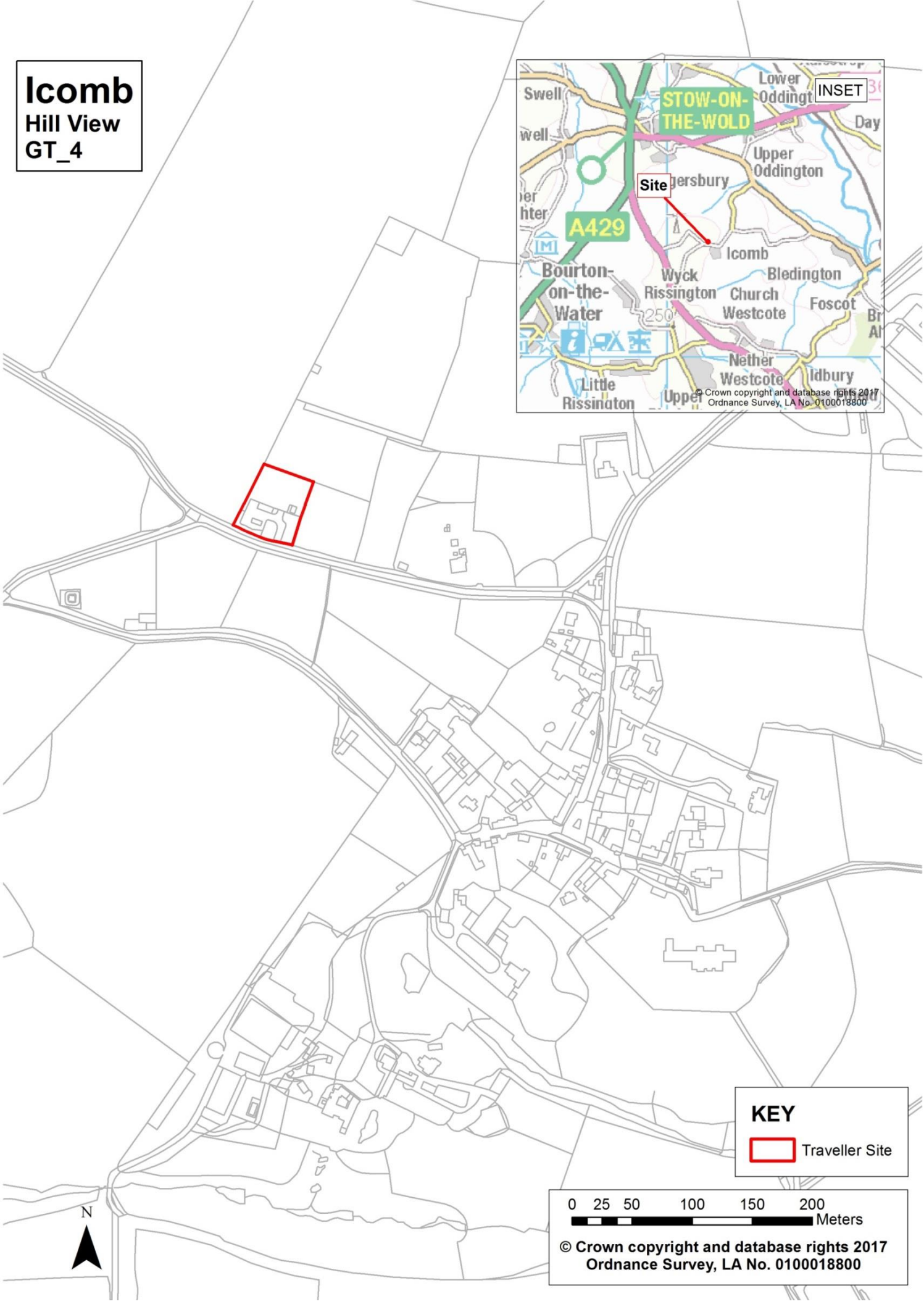
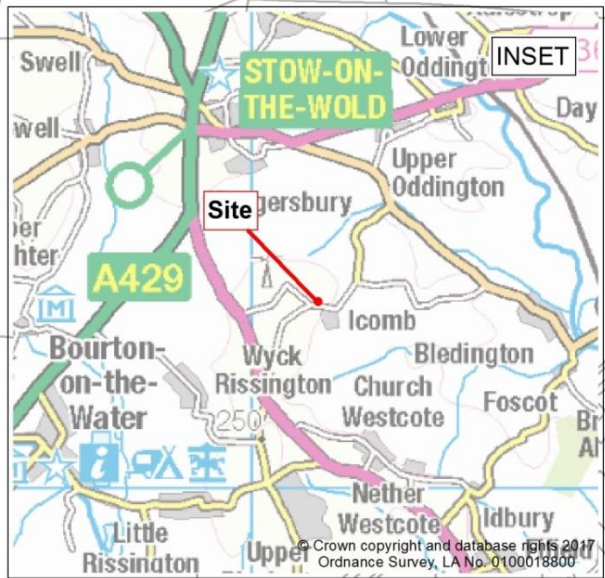
The authorised pitch is currently not in use and it is highly unlikely that the pitch will become available again for Traveller use. Several planning applications have been made to build a permanent dwelling, all of which have been refused. However, another scheme is in the process of being drawn up.

### Deliverability


This site has one permanent traveller pitch, although is unlikely that the pitch will become available again. Notwithstanding this, the site is unsuitable for expansion.



**Icomb**  
Hill View  
GT\_4




**KEY**

 Traveller Site

0 25 50 100 150 200  
Meters

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Ordnance Survey, LA No. 0100018800

Site ref	GT_5	
Site address	Land adjacent to Cirencester Road Seven Springs (1st site) Coberley	
Area	0.05ha	
Current land use	Part existing Traveller site, part greenfield land	
Conclusion	Not suitable for expansion	

### Site and Surroundings

The site already has one authorised permanent Traveller pitch containing a stable and two caravans. A further single Traveller pitch is sought on the greenfield part of the site, which appears to be used as a horse paddock.

The site is located to the north-east of the village Coberley in the Cotswolds AONB. It is sandwiched between two roads, Hartley Lane to the west and the A435 Cirencester Road to the east. The busy Seven Springs junction is located to the south of the site. A belt of mature woodland separates the site from the A435. To the south-west is Windmill Farm, a large detached two storey dwelling with an outbuilding sited at the front/side boundary. Cheltenham is located approximately 2.5km to the north.

The site is accessed from Hartley Lane, a narrow country road. There are a number of Public Rights of Way that cross the wider countryside and the Cotswolds Way which passes in the immediate vicinity of the site and follows Hartley Lane.

### Designations

Source Protection Zone  
Area of Outstanding Natural Beauty  
Ancient Woodlands Buffer Zone

### Relevant Planning History

17/03441/FUL - The use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with the formation of additional hard standing and utility/ dayrooms ancillary to that use. Formation of a dayroom for an existing gypsy pitch - Refused

16/02140/FUL - Removal of Conditions 2 (temporary use and occupancy) and 3 (restoration of site) of planning permission 12/04857/FUL to allow permanent retention of the site - Planning permission granted

12/04857/FUL - Formation of residential caravan site for one gypsy family with two caravans, including one static caravan/mobile home on existing equestrian site to create mixed use site - Planning permission granted on Appeal (Appeal A: APP/F1610/C/12/2190154, Appeal B: APP/F1610/C/12/2190155, Appeal C: APP/F1610/C/13/2191310, and Appeal D: APP/F1610/A/13/2192673 – all dated 7 August 2013).

### Suitability

Part of this site is an authorised single permanent Traveller pitch. This permission was granted on appeal. The appeal site was split in four parts. The applications for Traveller pitches on parts A, B and C were dismissed and only part D was allowed. The appeal decision indicates that Traveller pitches on all other parts of the site would cause significant harm to the AONB and that only on plot D would the benefits outweigh the harm. The site therefore has no potential to expand. If the site is to be subject to an increase in traffic movements, the Highway Authority would not support this site in its current formation.

### Availability

The pending planning application indicates that the site is available for development.

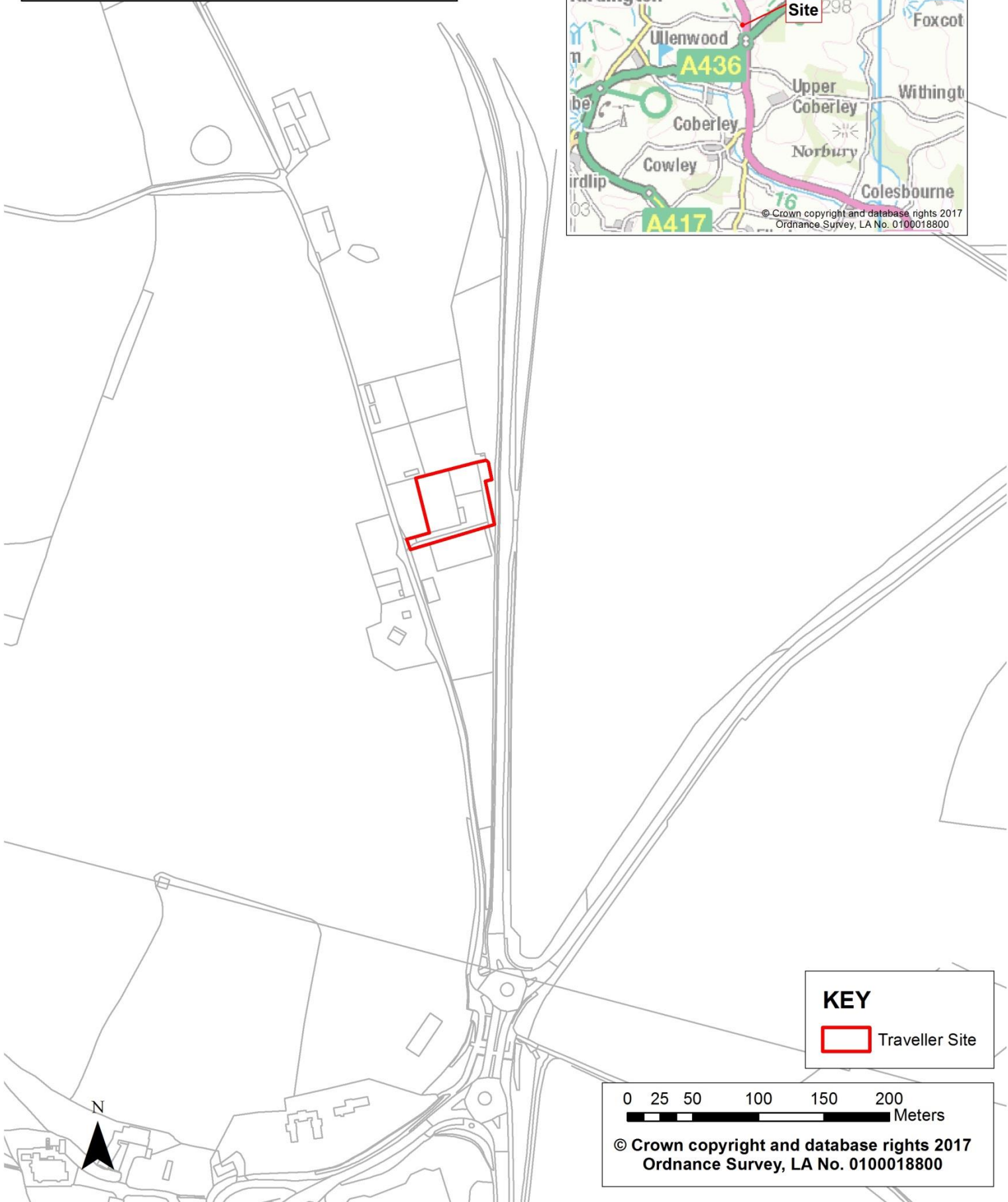
### Deliverability

In line with the Inspector's comments on the appeal referenced above, Traveller pitches on parts A, B and C would cause significant harm to the AONB. These plots are therefore unsuitable.

# Coberley

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

GT\_5




## KEY

 Traveller Site

0 25 50 100 150 200  
Meters

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Ordnance Survey, LA No. 0100018800

Site ref	GT_6	
Site address	Hollow Fosse Fosse Cross Coln St Dennis	
Area	0.39ha	
Current land use	Existing tolerated Traveller site	
Conclusion	Long-standing tolerated site but unsuitable for allocation	

### Site and Surroundings

The site is located adjacent to the A429 Fosse Way, 8.7km driving distance to the south of Northleach and 8.9km to the north of Cirencester. The site is a tolerated Traveller site with eight pitches, which are positioned on either side of a narrow private road, which adjoins the Fosse Way. The site is screened to the north and south by trees. Past the tree, the Fosse Way is located to the north-west and open countryside in all other directions.

### Designations

Source Protection Zone  
Area of Outstanding Natural Beauty  
Site surrounded by Priority habitats  
Adjacent to a Key Wildlife Site  
Within 100m of a Site of Special Scientific Interest  
Potentially within the setting of a scheduled ancient monument

### Relevant Planning History

No planning history

### Suitability

The site is very isolated. There are concerns that permanent Traveller pitches in this location would encourage long-distance car travelling to access services and facilities. Indeed, the PPTS states that one of the Government's aims in respect of Traveller sites is to enable provision of suitable accommodation from which Travellers can access education, health, welfare and employment infrastructure. This site therefore conflicts with this aim.

Although much of the site is concealed from the Fosse Way by vegetation, it is visible and it is inappropriate to formalise development of this nature in such a prominent and important part of the AONB. It degrades the rural nature of the Fosse Way, which is a key route through the District.

The use of this site also has potential impacts on the surrounding biodiversity and the scheduled ancient monument.

### Availability

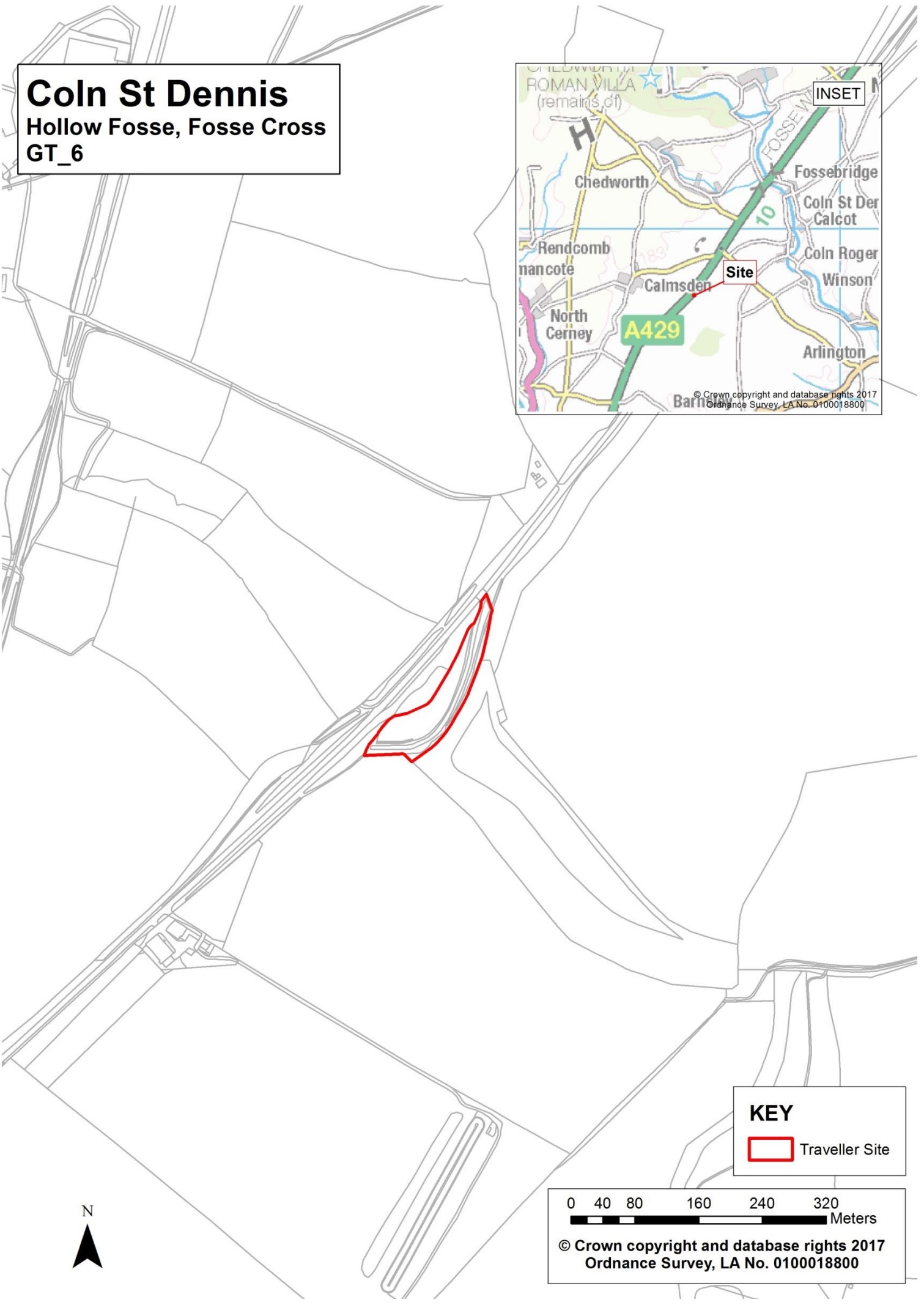
Given the site a longstanding tolerated Traveller site, it is assumed to be available.

### Deliverability

Given the site's isolated location and other constraints, the Council would not seek to allocate any permanent Traveller pitches in this location.

# Coln St Dennis

Hollow Fosse, Fosse Cross  
GT\_6




## KEY

 Traveller Site

0 40 80 160 240 320 Meters

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Ordnance Survey, LA No. 0100018800

Site ref	GT_7	
Site address	Old Dairy Dudgrove Lane Kempsford	
Area	0.22ha	
Current land use	Tolerated Traveller site	
Conclusion	Tolerated Traveller site but unsuitable for allocation	

### Site and Surroundings

The site is a large field with a barn and two existing Traveller pitches. The site is in an isolated rural location 4.6km driving distance to the south-east of Fairford and 5.3km driving distance to the west of Lechlade. A belt of significant planting runs along the front boundary to the south, which currently screens views of the pitches from the road.

### Designations

Majority of site and the surrounding land in Flood Zone 3b  
Strategic Nature Area  
Site of Special Scientific Interest adjoining north-east boundary  
Most of the site Priority Habitat  
Cotswold Water Park (a Nature Improvement Area)

### Relevant Planning History

10/02399/CLEUD - Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the partial use of mixed site for the stationing and residential occupation of mobile residential accommodation units - Planning permission refused

10/00891/CLEUD - Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of yard as salvage/scrap metal and associated items store in association with use of building as vehicle repair workshop & store (B2 + B8 use) - Planning permission refused

10/00890/CLEUD - Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of land to station residential accommodation - Planning permission refused

### Suitability

Given the high flood risk in this location, there is no potential to expand the site or allocate it for permanent Traveller pitches. Further expansion would likely lead to harm to biodiversity interests in the vicinity (i.e. the priority habitats and the adjoining Site of Special Scientific Interest).

### Availability

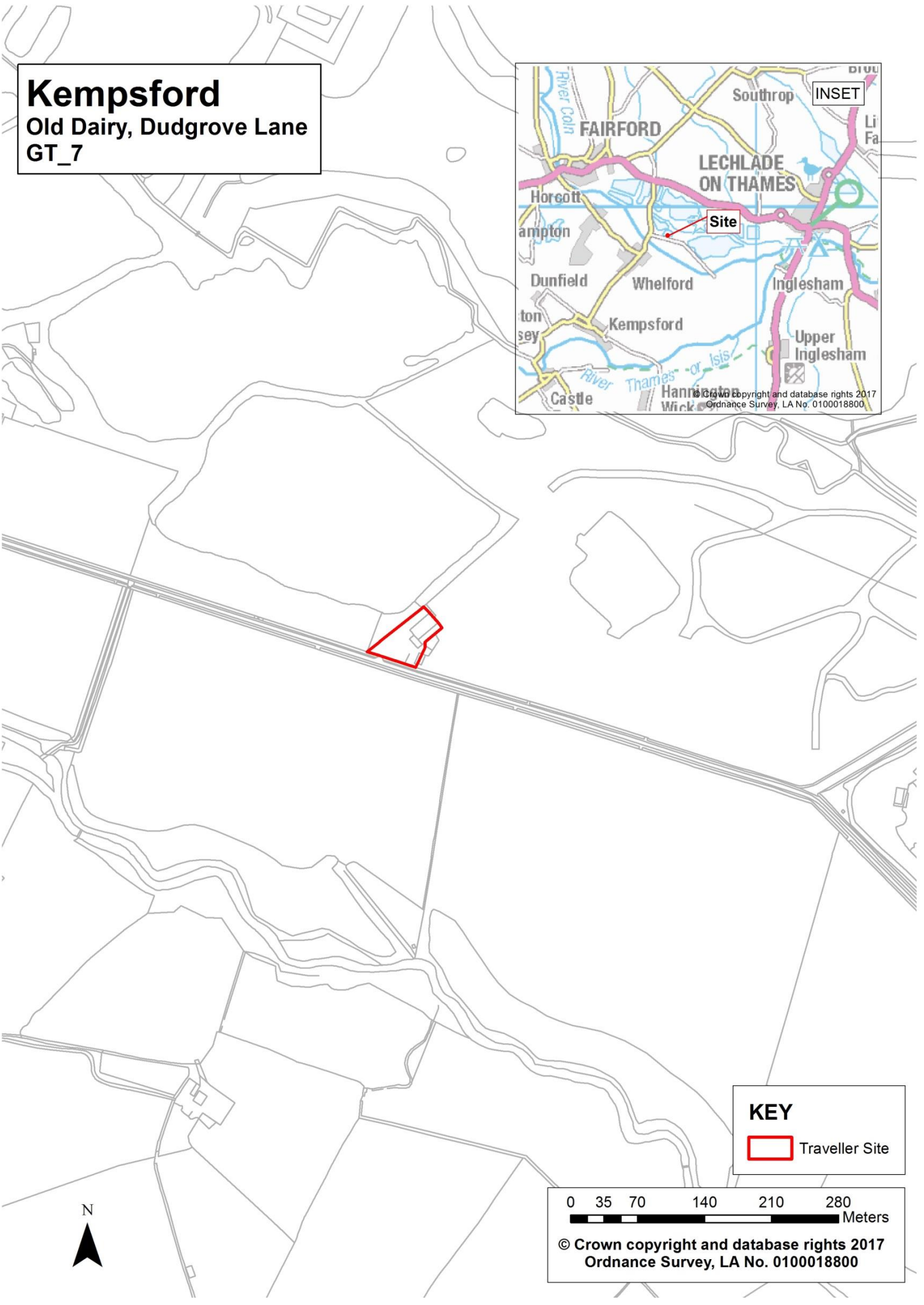
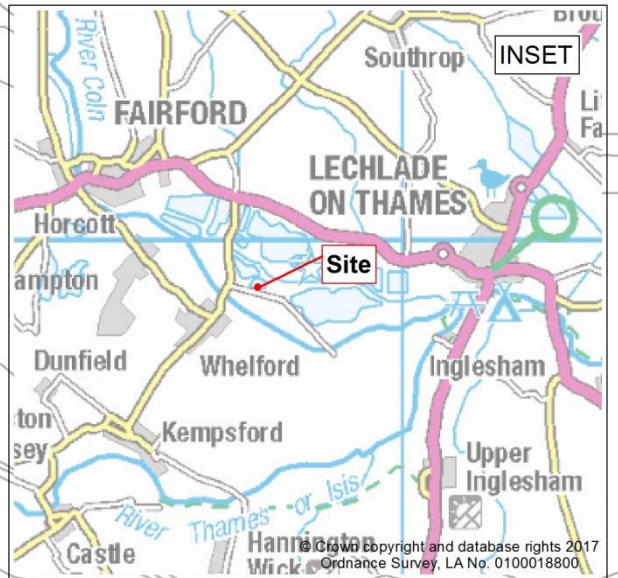
The land is privately owned and leased by two families, who currently occupy the two plots.

### Deliverability

This is a tolerated Traveller site. However, there is no potential to expand the site and there are no vacant plots. Furthermore, given the site's flooding and other constraints, the Council would not seek to allocate any permanent Traveller pitches in this location.

# Kempsford

Old Dairy, Dudgrove Lane  
GT\_7




## KEY

 Traveller Site

0 35 70 140 210 280  
Meters

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Ordnance Survey, LA No. 0100018800

Site ref	GT_8	
Site address	Land adjacent to Cirencester Road Seven Springs (2nd site) Coberley	
Area	1.23ha	
Current land use	Temporary Traveller pitch	
Conclusion	Not suitable	

### Site and Surroundings

The site is located to the north-east of the village Coberley in the Cotswolds AONB. It is sandwiched between two roads, Hartley Lane to the west and the A435 Cirencester Road to the east. The busy Seven Springs junction is located to the south of the site. A belt of mature woodland separates the site from the A435 and a mature hedgerow runs adjacent to Hartley Lane. The site itself occupies part of a larger agricultural field and is already characterised by hard standing and structures associated with the temporary 3 year Traveller permission.

The site is accessed from Hartley Lane, a narrow country road. There are a number of Public Rights of Way (PRoW) that cross the wider countryside. The Cotswolds Way, a national trail, passes the site along Hartley Lane.

### Designations

Source Protection Zone  
Area of Outstanding Natural Beauty  
Ancient Woodlands Buffer Zone

### Relevant Planning History

Permission was granted in 2014 (14/02614/FUL) for the change of use from agricultural to mixed use for keeping horses and for Traveller residential purposes for a temporary three-year period. While there was a landscape objection to this scheme it was considered at the time that the benefit of a new gypsy site would outweigh the landscape harm.

In March 2016 a revised scheme was approved which included the substitution of a mobile home for a touring caravan and the reconfiguration of the site layout with an extended area of hard standing for parking. It was considered that the scheme would not pose any further landscape impact compared to the extant scheme provided the mitigation planting was fully implemented (15/04432/FUL).

A one year extension to the temporary permission referenced 15/04432/FUL was approved to allow the retention of the site for Traveller use until 19 December 2018 (17/03352/FUL).

### Suitability

The site experiences the same landscape issues as the adjacent site (GT\_5) that were proven in four appeals (Appeal A: APP/F1610/C/12/2190154, Appeal B: APP/F1610/C/12/2190155, Appeal C: APP/F1610/C/13/2191310, and Appeal D: APP/F1610/A/13/2192673 – all determined on 7 August 2013). The appeal decisions demonstrate that Traveller pitch use in this location would cause considerable harm to the AONB.

Concerning the GT\_8 site specifically, various landscape issues have been identified that make this site unsuitable for permanent Traveller use. These are well documented in the consultation responses to the planning applications listed above. Of particular note, the site's development would negatively impact upon the adjacent Cotswold Way. Furthermore, given the sites' position on elevated sloping ground, any development would also have a negative impact on longer distance views from across the valley.

Gloucestershire County Council, the Highway Authority, has also indicated that if the site is to be subject to an increase in traffic movements they would not support this site in its current formation.

### Availability

The site is available for development.

### Deliverability

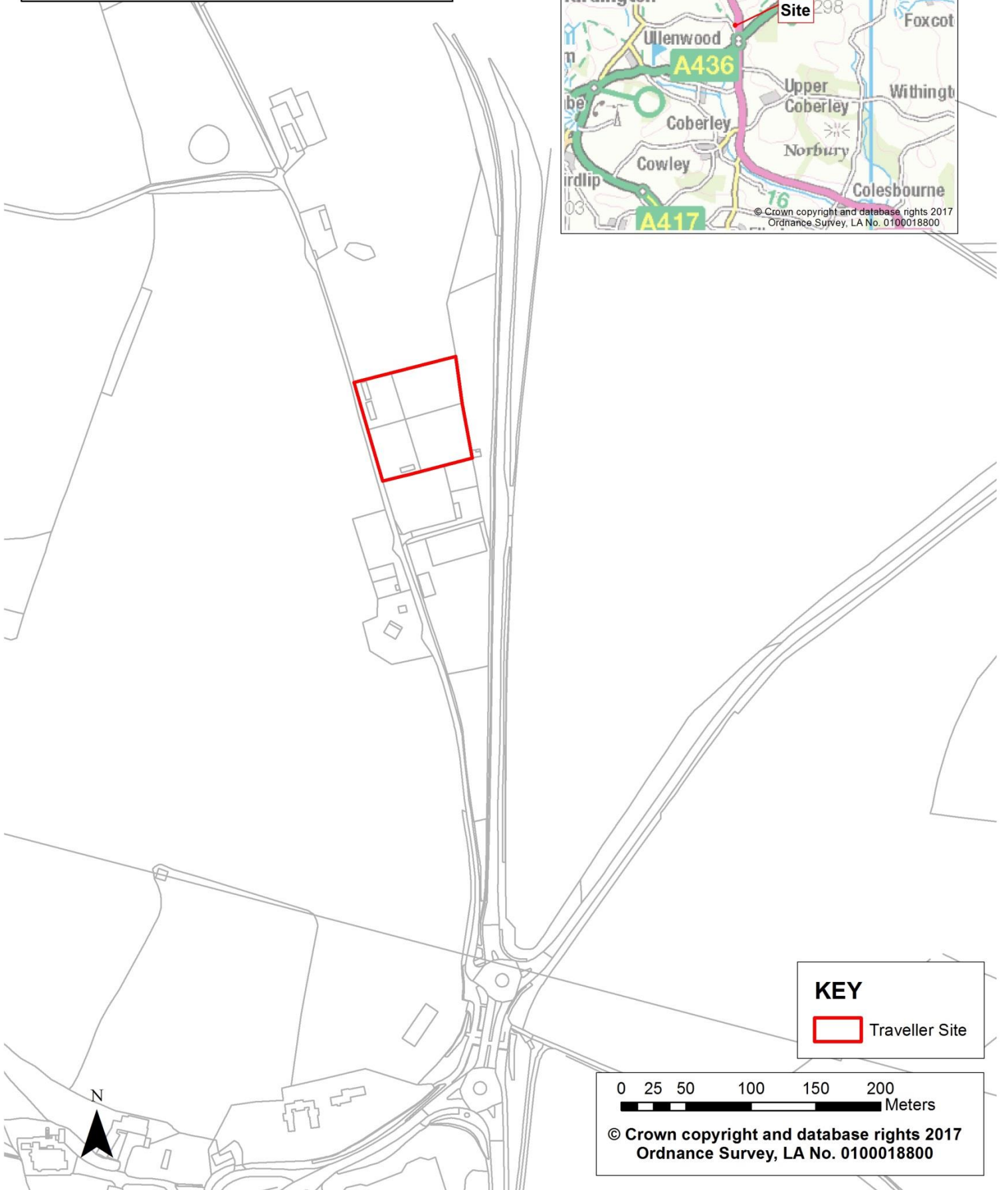
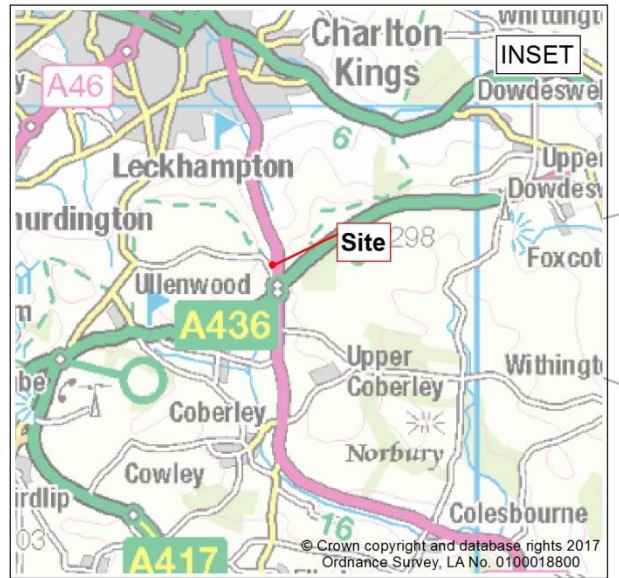
Not currently deliverable



# Coberley

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

GT\_8




**KEY**

 Traveller Site

0 25 50 100 150 200 Meters

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Ordnance Survey, LA No. 0100018800

Site ref	GT_9	
Site address	Land parcel south of Meadow View, Stow Road Maugersbury	
Area	0.54ha	
Current land use	Greenfield (farmland)	
Conclusion	Four pitches are deliverable in 0-5 years but are likely to be subject to substantial landscape mitigation	

### Site and Surroundings

The site is a large field with a barn and two existing Traveller pitches. It is located adjacent to the A429 Fosse Way, 2.5km to the north of Bourton-on-the-Water and 2.7km to the south of Stow-on-the-Wold. A hedge runs along the front boundary to the north-west while a line of trees offers partial screening along the south-western boundary.

### Designations

Area of Outstanding Natural Beauty  
Ancient Woodlands Buffer Zone

### Relevant Planning History

The Council was informed in January 2018 that a planning application is currently being drawn up to renew the temporary planning permission (14/02189/FUL) on a permanent basis.

16/01930/FUL - Proposed erection of L shaped stables and 2 bedroom dwelling in association with the existing horse rearing business (withdrawn in August 2016)

14/02189/FUL - Four residential plots for residential Travellers at caravan site - Planning permission granted (temporary permission for 3 years, valid until 12/03/2018)

### Suitability

The site is 2km from Bourton-on-the-Water where services and amenities can be accessed, which makes the site one of the more accessible of the Traveller site in terms of distance to services and facilities. However, the site is located in open countryside and is not connected to Bourton-on-the-Water by a public footpath. There are also no bus stops near to the site. Residents may therefore have an issue with accessing services and facilities.

There are currently glimpsed views into the site from the Fosse Way with a hedgerow providing some screening. However, the site access would require widening to accommodate the required two way access that would enable caravans to pass. This would increase views into the site and would also lead to a change in character along the Fosse Way. The site's suitability would therefore be dependent on substantial landscape mitigation to reduce the impact of a Traveller development on the AONB.

### Availability

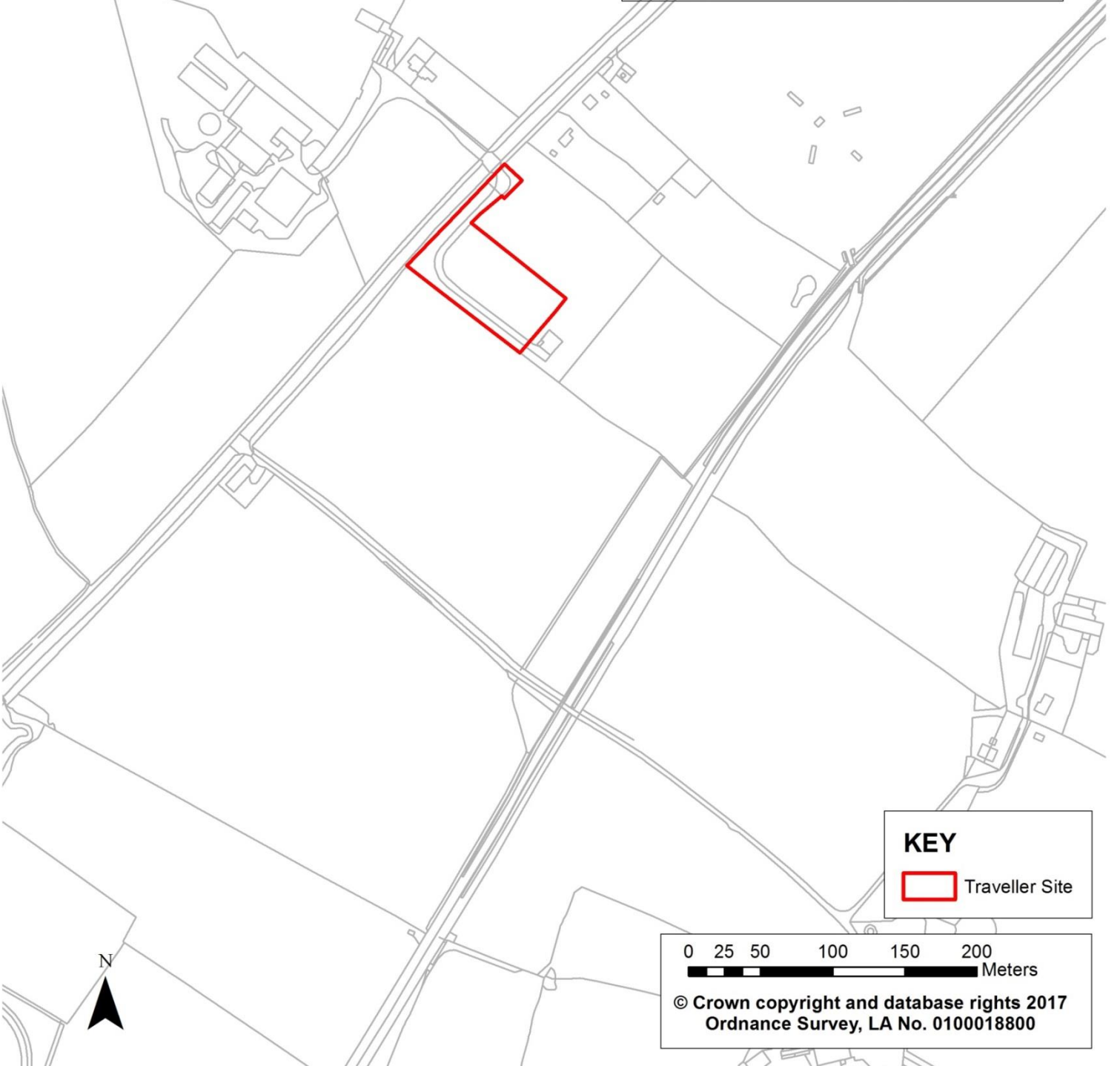
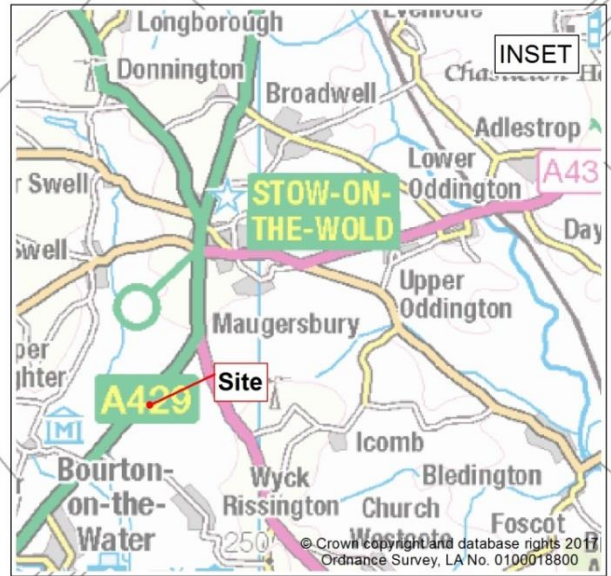
The site has been confirmed to be available for permanent Traveller pitch use.

### Deliverability

The site is suitable for four permanent Traveller pitches but any planning application for permanent Traveller pitches is likely to require a substantial landscape mitigation scheme. Given that a temporary planning permission already exists for four Traveller pitches and that there is an intention to apply for a permanent planning permission for four pitches, it is likely that this site can be delivered within 0-5 years.

# Maugersbury

Land Parcel South Of Meadow View,  
Stow Road, Bourton-on-the-Water  
GT\_9




**KEY**

 Traveller Site

0 25 50 100 150 200 Meters

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Ordnance Survey, LA No. 0100018800



Site ref	GT_10	
Site address	Quarry Farm Cricklade Road South Cerney	
Area	0.27ha	
Current land use	Existing permanent Traveller site	
Conclusion	No potential to expand	

### Site and Surroundings

The site is an existing permanent Traveller site with two pitches, both of which are occupied. The site is located 2.6km driving distance to the east of South Cerney and 6.6km driving distance to the south-east of Cirencester. The site is on the south-west of Cricklade Road, which runs parallel to the A419 dual-carriageway. The site is accessed via an unmade track approximately 140m long, which leads past former piggery buildings.

The topography in this area is flat, with established tree and hedge screening to the south-western and south-eastern boundaries that provide some screening. There is no landscape designation in this part of the District.

### Designations

Source Protection Zone  
Cotswold Water Park (a Nature Improvement Area)

### Relevant Planning History

15/05501/FUL - Change of use of land for 2 No. Gypsy/Traveller pitches for 2 No. families to accommodate 2 No. static caravans, 2 No. touring caravans, 2 No. utility/day rooms with car parking - Planning permission granted

### Suitability

This is an authorised permanent Traveller site, which is outside the AONB. However, there is no potential to expand in this location. Furthermore, given the susceptibility of caravans to noise impacts, the proximity to the dual-carriageway is an issue for health and wellbeing.

### Availability

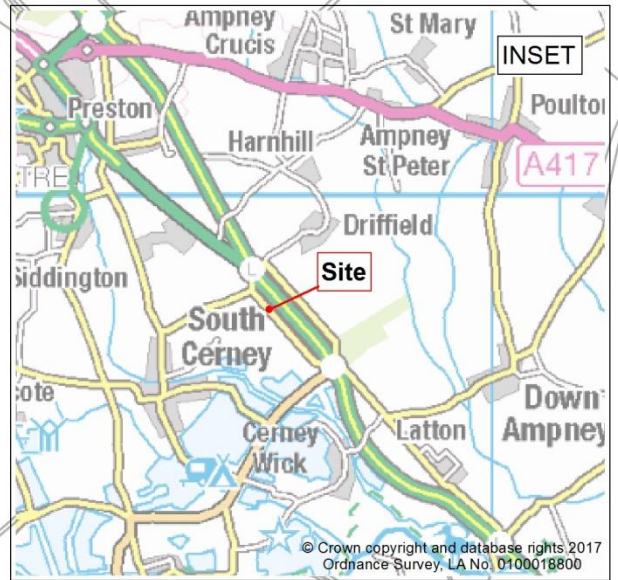
The site is currently fully occupied and there are no available pitches.

### Deliverability

The site already has two existing permanent Traveller pitches. However, there is no space to expand.

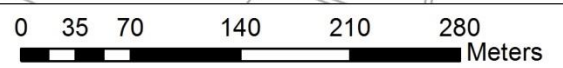
# South Cerney

Quarry Farm, Cricklade Road  
GT\_10




## KEY

 Traveller Site



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Ordnance Survey, LA No. 0100018800



Site ref	R_516	
Site address	Welsh Way Sunhill Meysey Hampton	
Area	6.44ha	
Current land use	Vacant former mushroom composting plant	
Conclusion	There is no realistic prospect that this site will deliver Traveller pitches in the Plan period	

### Site and Surroundings

The site is located approximately 3km to the north-east of Poulton and 4km to the north-west of Fairford. The site is reasonably unconstrained and lies outside of the Cotswolds AONB. It is a disused mushroom composting site, which has left a large area of hard standing and a variety of buildings still in situ from the previous use.

The site is defined by the Welsh Way carriageway to the west and open countryside in all other directions. The access is at the north-west corner onto Welsh Way. The site also appears to be reasonably well contained by a bund with mature vegetation on all boundaries.

### Designations

Source Protection Zone

Parts of the site and its surroundings are priority habitats

### Relevant Planning History

16/00906/FUL - Change of use for 15 traveller accommodation pitches - Planning permission refused

### Suitability

The refusal reasons for the application for 15 Traveller pitches included that the proposed development would have dominated the nearest settlement, which is Sunhill. However, the site already has an industrial character and it is not widely visible from the surrounding context, which did not warrant an objection on landscape terms for the planning application for 15 Traveller pitches. A smaller development for 4-5 Traveller pitches is likely to be suitable.

Notwithstanding this, the site is much larger than what would be needed for 4-5 pitches. Consideration would therefore be needed about the future use of the adjoining land and how this would relate to any Traveller pitch development.

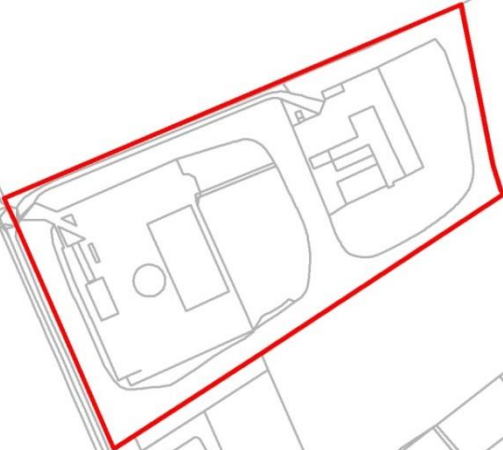
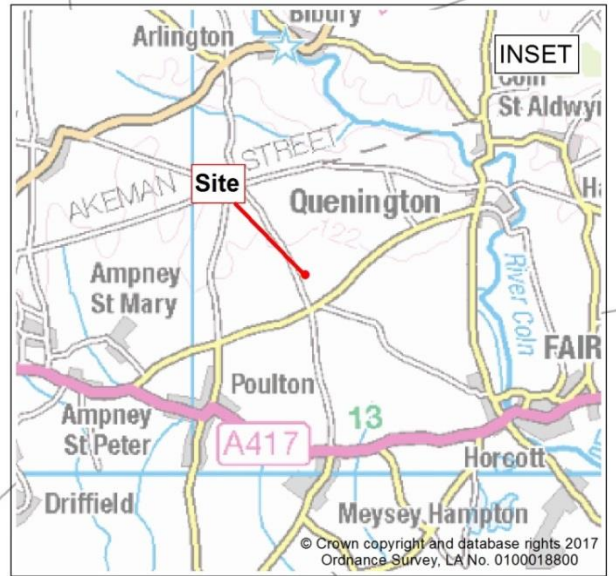
### Availability

The Council was informed by the site's agent in January 2017 that a planning application is currently being drawn up for a conventional housing development, rather than a Traveller pitch development. If this application is unsuccessful, the site is available to all alternative uses, including commercial development and potentially a Traveller pitch development. However, the application for 15 Traveller pitches received a significant number of objections from local residents. The landowner and their agent have said they want to work with the local community and are unable to confirm with any certainty at this point in time that this site will deliver Traveller pitches. Although generally available for development, the Council is unable to demonstrate that this site has a realistic prospect of delivering Traveller pitch development.


### Deliverability

The Council cannot currently demonstrate that this site has a realistic prospect of delivering Traveller pitch development.

**Meysey Hampton**  
Welsh Way, Sunhill  
R\_516



**KEY**

 Traveller Site

0 40 80 160 240 320  
Meters

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Ordnance Survey, LA No. 0100018800



Site ref	R_523	
Site address	Pond House and Gardens Lowerfields Saintbury	
Area	1.50ha	
Current land use	Greenfield (Garden)	
Conclusion	Not suitable	

### Site and Surroundings

The site mainly comprises a horse paddock and ménage that form the curtilage of a detached dwelling. There are also several outbuildings, including a garage and storage barn. The site is accessed via a 370m private single track road, which leads onto the B4035 Badsey to Weston-sub-Edge road. A dismantled railway line forms the south-eastern boundary. The site is neighboured by a second detached dwelling to the east and open countryside in all other directions.

### Designations

Public Right of Way along access road  
Adjacent to priority habitat along the railway

### Relevant Planning History

No recent planning history

### Suitability

The site is in an isolated rural location, approximately 4.3km driving distance to the north of Willersey and 5km driving distance to the north-west of Chipping Campden. Although near the Worcestershire border, the nearest designated retail centre in the South Worcestershire Development Plan (Adopted Feb 2016) is 6.7km driving distance away at Broadway, which is where the nearest supermarket is located. There are concerns that Traveller pitches in this location would require long-distance car travelling to access services and facilities, including getting to school.

There are also plans to reinstate the dismantled railway line along the south-western boundary. This would be used for heritage use and would be operated by steam trains, which are generally noisier than modern trains. Given the susceptibility of caravans to noise impacts, there are concerns that the increased noise may impact on the health and well-being of any Travellers in this location.

The site appears to be relatively well screened, although more planting would be required along some boundaries. However, this access track also being a public right of way could be problematic, both in terms of visual impact and shared use. The access is currently unsuitable for two-way working and would need to be improved and subject to tracking of a van towing a caravan passing an estate car or suitable inter-visibility provided. This would likely have a negative landscape impact.

At the point of access Weston Road has a National Speed Limit of 60mph and will require visibility splays of 2.4m x 215m. In reality the emerging and forward visibility is restricted to approximately 65m due to the presence of a humped back road bridge spanning the former Birmingham-Stratford-Upon-Avon -Cheltenham Railway. It is considered that road speeds would not be low enough to allow the 65m splay to be sufficient. The Highway Authority therefore does not support a Traveller site at this location.

### Availability

The site is available for different uses, including Traveller pitches

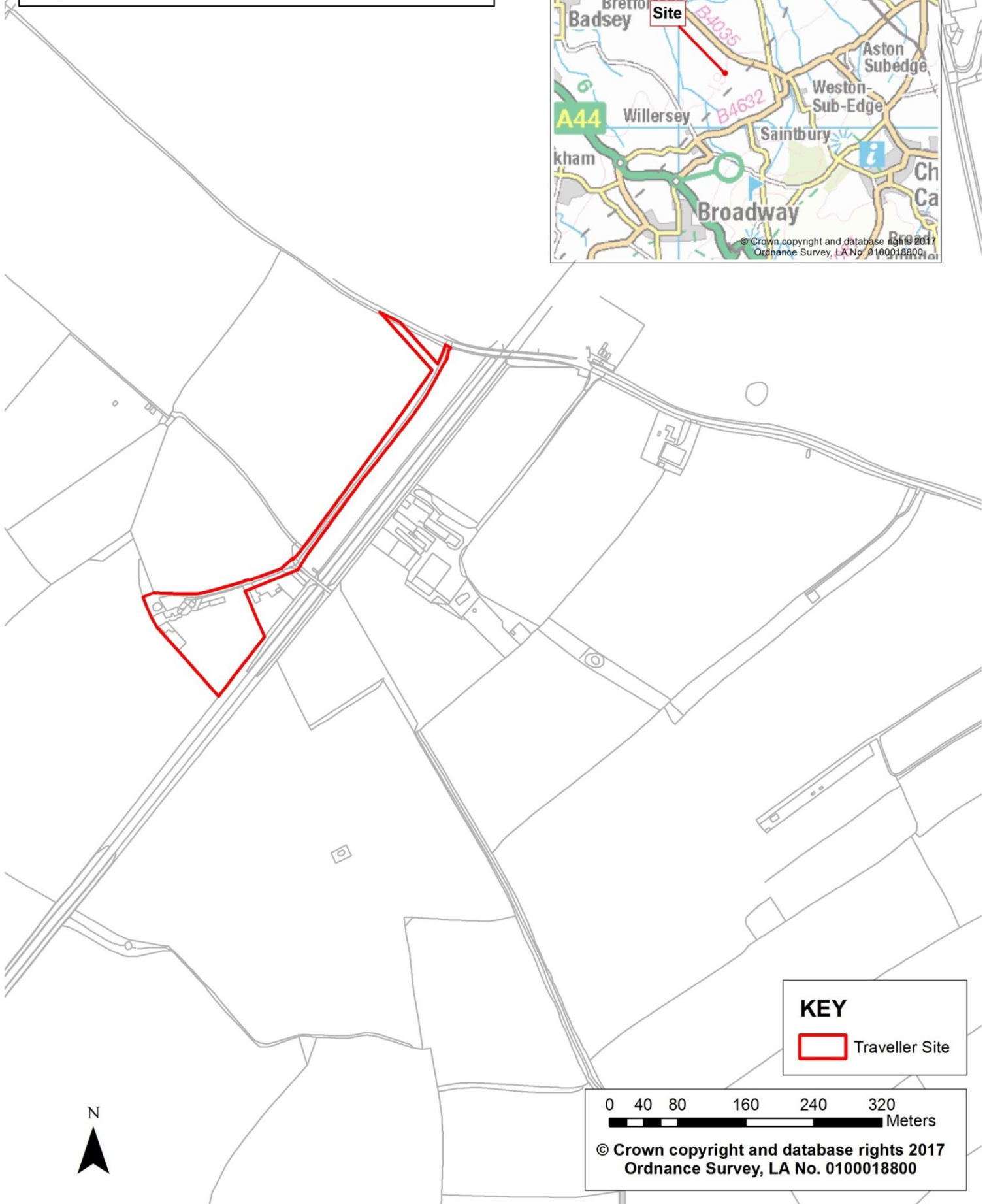
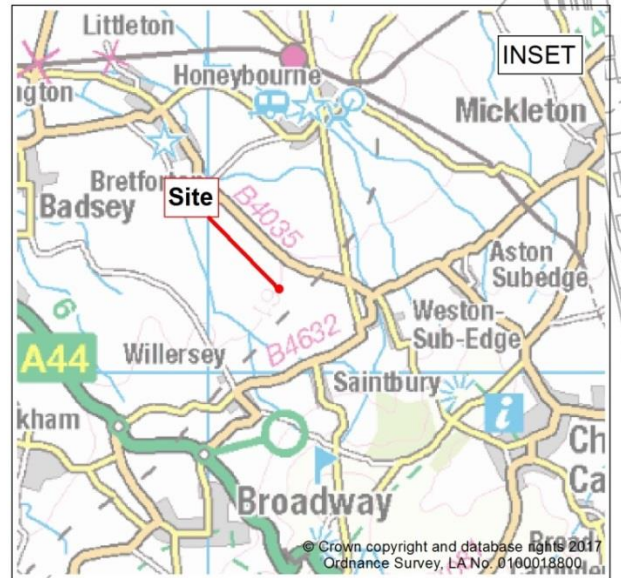
### Deliverability

Given the site's isolated location and probable noise future issues, it is not considered that this site is suitable for Traveller pitch.



# Saintbury

Pond House and Gardens, Lowerfields  
R\_523



**KEY**

 Traveller Site



0 40 80 160 240 320  
Meters

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