



Carterton Town Council

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Mr P Shaw
Planning Department
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9 January 2008

Dear Phil

PLANNING APPLICATION 07/2200 LAND ADJACENT TO CARTERTON TOWN FC, SWINBROOK ROAD. CHANGE OF USE OF AGRICULTURAL LAND TO PRIVATE GYPSY SITE

The Council considered planning application 07/2200 at its meeting last night.

The Council received more than 70 letters of objection to this application and Councillors recognise that it has caused considerable concern to many resident. It should also be noted that 52 residents attended last night's meeting to register their objections.

The Town Council objects strongly to this application.

The site in question is subject to special planning constraints. The West Oxfordshire Local Plan 2011 shows that the land included in the application is within the Policy Area to Prevent Urban Sprawl and to Protect Existing Character. As such it is subject to policy NE2 which states that

‘Countryside around Witney and Carterton. Only the following types of development are considered appropriate within the strategic gaps/buffer areas defined on the Proposal Map:

- a) buildings for agricultural or forestry that cannot be accommodated elsewhere;
- b) recreational and community uses of an open nature appropriate to the countryside
- c) minor alterations and additions to existing buildings, and
- d) the conversion of appropriate existing buildings.’

It would therefore be contrary to Policy NE2 to allow the change of use to a gypsy site.



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In addition, the Town Council can demonstrate the need for additional land for recreational use. There are 27 football teams playing in the town and the need for additional pitches has long been recognised. There are also more than 40 residents on the waiting list for allotments.

It is therefore the Council's view that the land should be used for recreational purposes in accordance with Policy NE2. We do not believe policy H13 (residential caravans and mobile homes) should outweigh Policy NE2

The Town Council is also concerned about Highway Safety issues. Following the closure of Kilkenny Lane, the site can only be accessed from the south. The road is not suitable for heavy vehicles. It is heavily used by pedestrians (particularly youngsters) visiting the Football Club and has no footpath. Large vehicles will present a danger to these pedestrians.

The Town Council has not been able to establish the District Council's current assessment of need for additional pitches but assumes that this is something that will emerge from the LDF discussions. We also feel that it would be premature to reach any decisions about the use of this area in advance of discussions on the LDF.

For these reasons the Council feels that the application should be refused.

Yours sincerely

JANET EUSTACE
Town Clerk