



**NORTH COTSWOLD DISTRICT**

***Chairman***

Ms Alison Clifton Barnard  
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Cotswold District Council  
Trinity Road  
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For the attention of Martin Perks

14<sup>th</sup> February 2018

Dear Sir,

**RE: Application Number: 18/00165/FUL. Pebbly Barn Farm Wells Folly Road Evenlode Morton-In-Marsh GL56 0PA. Change of use of land to provide for up to 30 touring caravans & camp site for 6 months between April & September & construction of toilet & shower block**

**Objection by the North Cotswold District of the Campaign to Protect Rural England (CPRE)**  
Representatives from CPRE visited the site on 11<sup>th</sup> February 2018

**The Site and its Surroundings**

The proposed site is situated off Wells Folly Road, a minor road some 2km north of the village of Evenlode. The development would form part of a large, open grass field of around 56 acres. The whole area is designated as a Special Landscape Area (SLA).

**The Proposal**

The proposal is for an area at the northern edge of the field to be developed as a caravan and camping site for a six-month period between April and October. There would be space for up to 30 caravans and a toilet and shower block would be constructed.

**Landscape Impact**

The purpose of the Special Landscape Area designation is to provide protection for locally significant and attractive landscapes that are of comparable quality to Areas of Outstanding Natural Beauty (AONBs) and that should be protected and enhanced, particularly through the planning process. While the proposed site is somewhat screened from view by mature trees on the road, it is visible from higher ground to the south-west. The Design and Access Statement describes the field as having 'minimal treescape' and the applicant's landscaping proposals would not be sufficient to mitigate the visual impact.

CPRE submits that the introduction of a 30 pitch caravan site on this site is inconsistent with the area's SLA designation.

## Highways

CPRE notes that one of the main concerns of the majority of the objectors, of Morton-in-Marsh Town Council and Evenlode Parish Council is the amount of traffic that could be generated and the unsuitability of the local road network. Our site visit confirmed that the site is approached by a narrow single-track road and CPRE understands that this road is used regularly by horse riders and farm vehicles. The Design and Access statement suggests that there may be a 'small increase' in traffic but there are no figures to support that view. As one of the primary reasons for the applicant's proposal is 'diversification', then it would be in his interest for the site to be well-used. If the site were to be fully used during the six-month period, that could conceivably mean a total of 780 caravans. The Design and Access Statement is clear that this site is to be developed to attract tourists. However, there is no shop or pub in Evenlode village, which would result in site users having to shop in Moreton-in-Marsh. This is likely to lead to additional journeys from the site, thus putting further pressure on the local road network.

## Tranquility

CPRE also has concerns about potential noise intrusion generated from the site. Given the area's overarching SLA designation, we submit that National Planning Policy Framework (NPPF) Paragraph 123 applies in this case:

Planning policies and decisions should aim to:

- *identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.*

The Design and Access Statement states that the applicant rents a property in the area and runs the farm from there. There is no explanation as to how the site would be managed and therefore how the tranquility of the area would be preserved.

## Planning History

CPRE also takes note of recent planning history. An application (16/03021/FUL) for a small equestrian yard on land east of the Evenlode road just south of the proposed caravan site was refused on appeal. The Inspector cited a number of reasons for refusal, the majority of which were concerned with the impact on the character of the area, for example:

*'the proposal would cause significant harm to the character and appearance of the area and in doing so would be contrary to LP Policies 31 and 42 and paragraphs 17 and 109 of the Framework'*

The view of CPRE is that the inspector's comments in this case which relate to landscape impact are also relevant to the current application.

CPRE considers that, for the reasons given above, the application should be refused and respectfully requests the Council to do so.

Yours sincerely

Alison Clifton Barnard  
Chairman  
Via email