

Gypsy and Traveller Site Options Response Form 2013

For Official Use Only	
Ref:	R-9848
Rep. Ref:	A-83!!

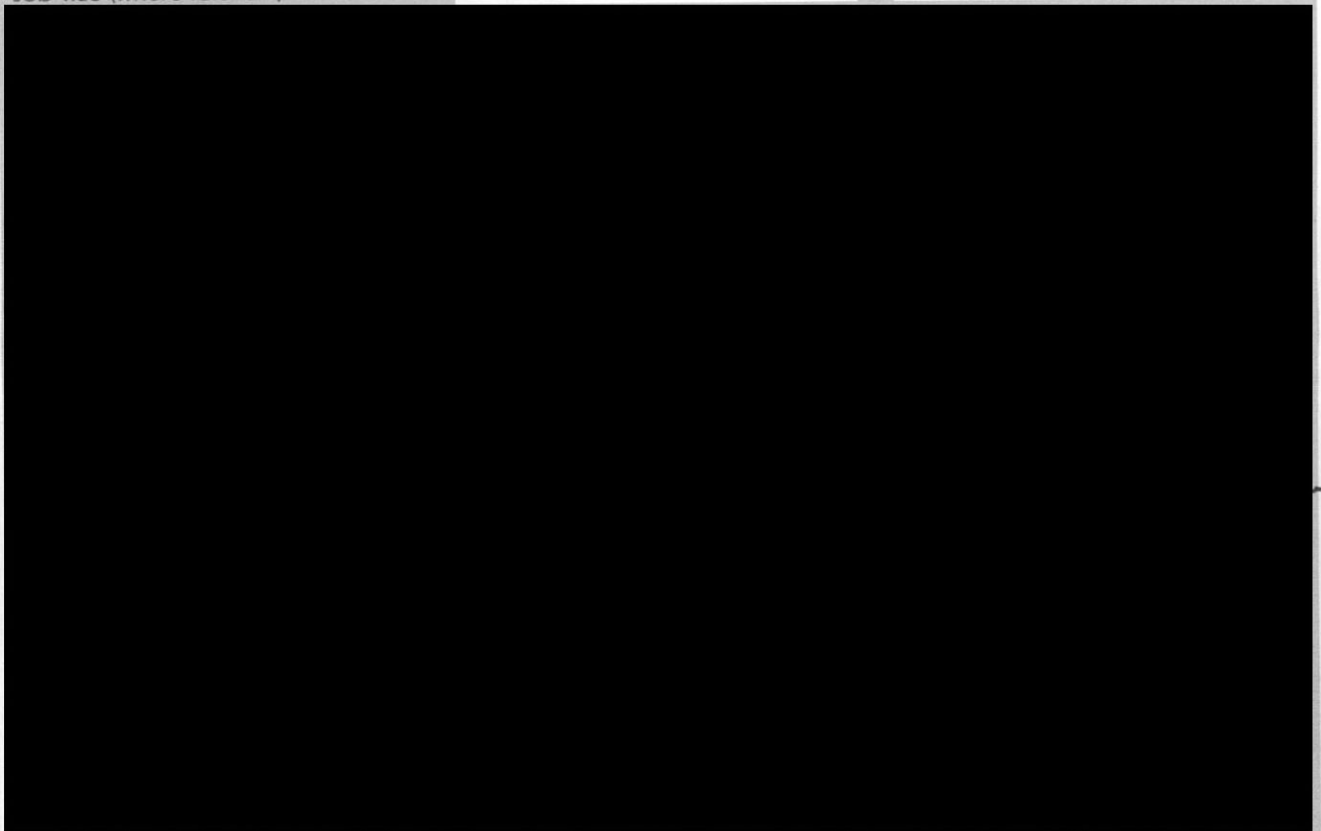
Please use this form if you wish to comment on the Gypsy and Traveller Site Options.

If you are commenting on multiple sites you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the consultation documents have been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title		Mr
First Name		A
Last Name	M.R. BEATY & SON	GULAIR
Job Title (where relevant)		



Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?

Part B - Commenting on the Gypsy and Traveller Site Options

If you are commenting on multiple sites you will need to complete a separate sheet for each representation

Sheet of

The policy in the Draft Local Plan will list the criteria by which Gypsy and Traveller sites will be judged for suitability and sustainability. These are the criteria:

- Convenient access to a GP surgery, school and public transport;
- Avoiding areas with a high risk of flooding;
- Safe access to the road network and provision for parking, turning and servicing on site;
- Avoiding areas where there is the potential for noise and other disturbance;
- Provision of utilities (running water, toilet facilities, waste disposal, etc);
- Avoiding areas where there could be adverse impact on important features of the natural and historic environment; and,
- Sites which can be integrated into the landscape without harming the character of the area.
- Promotes peaceful and integrated co-existence between the site and the local community;
- Avoids placing undue pressure on local infrastructure and services;
- Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

Please give your views about site suitability below with reference to this list of criteria.

Which site are you responding to?

(e.g. GT01 - Land adj. to the Cobalt Centre, Siskin Drive)

GT01

What is the nature of your representation?

Support

Object

Comment

Please set out full details of your objection or representation of support with reference to the criteria above.

see attached letter.

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Part B - Commenting on the Gypsy and Traveller Site Options

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Sheet of

Do you have any other suggestions for land within this district that you think would be suitable for use as a Gypsy and Traveller site, bearing in mind the criteria for site identification? If so, please give the location and the land owner's details below:

None

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Guidance on Making Representations

- Please use this response form as it will help the Council to keep accurate and consistent records of all the comments on the Plan, alternatively complete online at www.warwickdc.gov.uk/newlocalplan
- If you wish to make comments on more than one site, please use a separate copy of Part B of this form for each
- You may withdraw your objection at any time by writing to Warwick District Council, address below
- It is important that you include your name and address as anonymous forms cannot be accepted. If your address details change, please inform us in writing
- All forms should be received by **5.15pm on Monday 29 July 2013**
- Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new plan for Gypsy and Traveller sites and with consideration of planning applications in accordance with the Data Protection Act 1998
- To return this form, please drop off at one of the locations below, or post to: **Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH** or email: newlocalplan@warwickdc.gov.uk

Where to see copies of the Gypsy and Traveller Site Options

Copies are available for inspection on the Council's web site at www.warwickdc.gov.uk/newlocalplan and at the following locations:

Location	Opening Times
Warwick District Council Offices Riverside House, Milverton Hill, Royal Leamington Spa	Mon - Thurs 8.45am - 5.15pm Fri 8.45am - 4.45pm
Leamington Town Hall Parade, Royal Leamington Spa	Mon - Thurs 8.45am - 5.15pm Fri 8.45am - 4.45pm
Warwickshire Direct Whitnash Whitnash Library, Franklin Road, Whitnash	Mon - Tues 10.30am - 5.00pm Wed 1.30pm - 5.00pm Thurs Closed Fri 10.30am - 4.00pm Sat 10.30am - 1.30pm
Leamington Spa Library The Pump Rooms, Parade, Royal Leamington Spa	Mon - Weds 9.30am - 6.00pm Thurs 10.00am - 7.00pm Fri 9.30am - 6.00pm Sat 9.30am - 4.30pm Sun 12.00pm - 4.00pm
Warwickshire Direct Warwick Shire Hall, Market Square, Warwick	Mon - Thurs 8.00am - 5.30pm Fri 8.00am - 5.00pm Sat 9.00am - 4.00pm
Warwickshire Direct Kenilworth Kenilworth Library, Smalley Place, Kenilworth	Mon - Tues 9.00am - 5.30pm Wed 10.30am - 5.30pm Thurs - Fri 9.00am - 5.30pm Sat 9.00am - 1.00pm
Warwickshire Direct Lillington Lillington Library, Valley Road, Royal Leamington Spa	Mon 9.30am - 12.30pm & 1.30pm - 6.00pm Tues and Fri 9.30am - 12.30pm & 1.30pm - 5.30pm Weds Closed Thurs 9.30am - 12.30pm & 1.30pm - 7.00pm Sat 9.30am - 12.30pm
Brunswick Healthy Living Centre 98-100 Shrubland Street, Royal Leamington Spa	Mon - Fri 9.00am - 5.00pm
Finham Community Library Finham Green Rd, Finham, Coventry, CV3 6EP	Mon 1.00pm - 7.00pm Tues, Thurs and Fri 9.00am - 7.00pm Sat 9.00am - 4.00pm

Where possible, information can be made available in other formats, including large print, CD and other languages if required. To obtain one of these alternatives, please contact 01926 410410.



MARGETTS

ESTABLISHED 1806

ASG/BH

23rd July 2013

The Development Policy Manager
 Development Services
 Warwick District Council
 Riverside House
 Milverton Hill
 Leamington Spa
 CV32 5QH

Dear Sirs,

**Gypsy and Traveller Site Options Response Form 2013
 Site GT01 land adjacent to the Cobalt Centre, Siskin Drive**

We write on behalf of M R Beaty and Son of Rock Farm, Bagington, Coventry, CV8 3BB the agricultural tenants of proposed traveller site GT01 to object to the proposed location of Gypsy Site GT01- land adjacent to the Cobalt Centre, Siskin Drive

We note that the site has been assessed in your Warwick Local Plan Final Interim SA Report however would make the following comments based on the selection criteria within your consultation document Sites for Gypsies and Travellers paragraph 7.3.

1. You state the site has safe access to the road network. The site has no access to the public highway. In order to access the public highway it is necessary to cross the Middlemarch Business Park.
2. The site is located close to Coventry Airport, a business park and disused sewage works. It is inevitable that there will be a degree of noise pollution
3. There are no utilities connected to the land and the connection of any utility would be expensive. The adjacent business park uses a pumped sewerage sytem and a similar system would be necessary for the proposed site. This would not be cost effective.
4. The land is Green Belt and open in character. It is not possible to integrate the site into the landscape without harming the character of the area. Again for this reason the site should not be selected for further consideration.
5. Planning permission is in the process of being granted for the Coventry and Warwick Gateway project. The proposed site forms part of the country park proposed to mitigate



Partners

Agricultural Surveyor

Residential Associate

Residential Lettings Manager

the effects of the scheme. Removal of this land from the scheme will have an adverse effect on the mitigation.

In addition to the criteria we have stated we consider that you should also take into consideration the guidance contained within the National Guidance Planning Policy for Traveller sites March 2012 and make the following comments:

1. Policy C:

Local planning authorities should ensure the scale of such sites does not dominate the nearest settled community.

Whilst adjacent to the business park the proposed location is open in nature. The scale and nature of the proposed travellers site would be overbearing on these and out of context in the locality.

2. Policy E: Green Belt:

National guidance acknowledges that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. It also acknowledges travellers sites are inappropriate development in the Green Belt.

There is no justification within the proposed document as to why Green Belt land is necessary for proposed travellers sites. All of the options identified within the Gypsy and Traveller Site Options are located within the Green Belt or Open Countryside. Locations within settlements especially on brown field options should be reviewed. There is no documentary evidence within the report that this has been carried out and why any brownfield sites within settlements have been disregarded.

3. Policy F: Mixed Planning Use Traveller Sites:

Policy F states that local planning authorities should have regard to sites suitable for mixed residential and business uses to allow residential accommodation and space for storage of equipment. It further states that local planning authorities should not permit mixed use on rural exception sites.

All of the sites identified within the Gypsy and Traveller Site Options would be classed as rural exception sites. Therefore based on Government planning guidance none should be permitted as mixed use sites.

The final selection criteria within part B of your consultation document suggests that the sites will be used for traditional lifestyle i.e. travellers live and work from the same location, however by default none are suitable under National Guidance.

Should any of the sites within the rural environment be considered appropriate the planning authority should consider how it is to be policed, that they will not be used for business purposes including the storage of equipment.

4. Policy H: Decision Taking:

Policy H states that local planning authorities should strictly limit new travellers site development in open countryside that is away from existing settlements or outside areas allocated in the development plan.

All of the locations proposed by the planning authority are within open countryside and it is therefore questioned how these are being strictly limited.

Policy H further states that the local planning authority should attach weight to the previous use of land with previously developed brown field untidy or derelict land being most suitable. Whilst this site is brownfield there are no buildings on it.

We would also refer to National Planning Policy Framework and in particular Protection of Green Belt Land.

Of the five purposes stated for the establishment/ maintaining of green belt within paragraph 80 of the National Planning Policy Framework the proposed site contravenes at least two in that it does not safeguard the countryside from encroachment or protect the unrestricted sprawl of large built up areas. The National Planning Policy Framework further suggests that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations. No justification is provided within the consultation document as to why special circumstances exist for the proposed change of use and therefore the development is inappropriate.

For the above reasons we do not consider site GT01 is an appropriate site for a traveller and gypsy site and it should not be considered by the District Council as an appropriate site to take forward.

Yours faithfully



A.S. GOLDIE MRICS