

Gypsy and Traveller Preferred Options Sites Response Form 2014

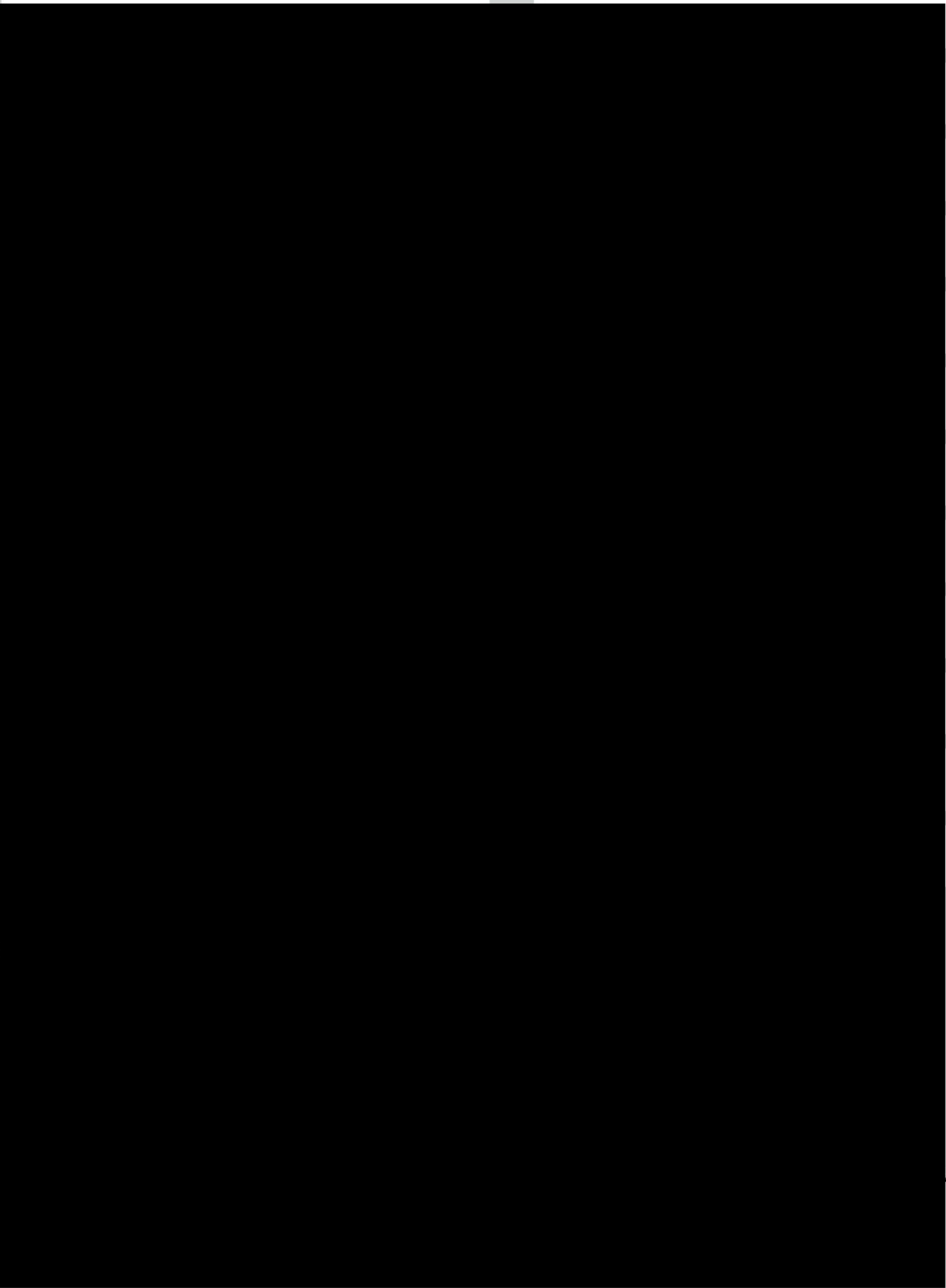
For Official Use Only
Ref:
Rep. Ref.

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

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	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Postcode	
Telephone number	
Email address	
Would you like to be made aware of future	
About You: Gender	
Ethnic Origin	
Age	
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions?	
LOCAL PRESS AND WORD OF MOUTH.	

Part B - Commenting on the Gypsy and Traveller Preferred Sites

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:

- Impact on the green belt
- Impact on Landscape character
- Impact on heritage assets and the settings of heritage assets
- Impact on designated areas of nature conservation Flooding issues
- Ability of infrastructure requirements to be adequately met
- Impact on ecology
- Impact of land contamination, noise and other disturbance
- Agricultural land quality
- Impact on visual amenity including the visibility and character of the site and surrounding area
- The potential for the site to be adequately screened
- Access to the road network
- Distance to GP surgeries, schools, dentists, hospitals, shops and community facilities
- Proximity to other residential properties
- Potential for the proposal to utilise previously developed land
- Safe access to and from the site for vehicles and pedestrians
- Site topography
- Suitable size
- Availability of the site (including impact on the existing uses on the site)
- Deliverability of the site and associated infrastructure requirements

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

Which site are you responding to?

(e.g. GT04 Land at Harbury Lane/Fosse Way)

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.

PLEASE REFER TO DOCUMENT ATTACHED TO THE REAR OF THIS FORM. (5 PAGES).

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Part B - Commenting on the Gypsy and Traveller Preferred Sites

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If you have objected to a Preferred Option site, is there another site (green or amber) from the Alternative Sites that you would support instead? Give your reasons for preferring this site?

N/A

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 Midnight Monday 5 May 2014
- 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 Preferred Options Sites

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 and Fri 9.30am – 12.30pm & 1.30pm – 6.00pm Tues 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

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.



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

02/05/14

Re. Selection of New Windmill Ground as potential G&T site

Site: GT04 (Land on Harbury Lane)

Representation: Objection

1. Summary of grounds for objection

The grounds for objection are as follows:

- With regard to the criteria "Availability of the site (including impact on the existing uses on the site)". The site is not available unless an appropriate alternative site is made available which meets a number of detailed requirements. The impacts on the existing uses on the site are many and far reaching.
- The loss of the site would be in contradiction to the National Planning Policy Framework.
- The loss of the New Windmill Ground would be in contradiction to Warwick District Council's own Sustainable Community Strategy.

2. Detail of current uses of site

The New Windmill Ground has been the home of Leamington Football Club since 2000. Over this period the football club has progressed very well up the steps of non-league football, with a high level of support for the level which the club has been at. The average attendance for season 2013-14 was 625.

Leamington FC delivers both social value and community benefit to the people of Leamington, Warwick and surrounding areas. The ground is family orientated and has a welcoming and appealing atmosphere. It provides for both recreational and sporting interests.

The club, at its home the New Windmill Ground, adds genuine value to the district in the following ways:

- It promotes the enjoyment of sport and exercise to local people throughout the community. In addition to being the home to the first team, the New Windmill ground is used for Sunday cup finals, under 21 representative matches, Leamington Lions Ladies first team home games, an over 35s veterans side, and Youth team games.
- The ground is regularly used to engage fans for charity fundraisers, including in recent years fundraising for Kidney Research, Help for Heroes, Myton Hospice, Warwickshire Northamptonshire Air Ambulance, Graham Fulford Charitable Trust, and Mesothelioma UK.



- The club house and facilities are often utilised for FA (Football Association) training in the area. It has also hosted wedding receptions, wakes and parties for supporters and local people. The ground is utilised almost daily for a variety of activities as well as being a place for retirees to help out and keep active.
- Fayres, car boots, petanque clubs have used the ground as their base. It is the home of the Leamington FC Supporters' Co-operative's mini bus. Local business have hired the venue for sporting activities, such as Calor and Lidl. The car parking is used commercially daily to help alleviate parking congestion in Warwick Technology Park.
- The main pitch has won numerous pitch awards through many levels of football and put the name of the town very much on the map for excellence, literally in the field.
- A large number of volunteers, past and present, have played a part in the growth and continuing development of the New Windmill Ground. The ground, and the football club as a whole, has provided a catalyst for community spirit and hard work.
- The clubhouse is used twice a week by a nursery group, with approximately 15-20 children attending per session.
- The football club as a whole is the subject of considerable local interest, as attested by the significant coverage in the local media as well as via online channels.

3. National Planning Policy Framework

The loss of the New Windmill Ground would constitute not only the loss of a vibrant community asset but would also be in contradiction with the **National Planning Policy Framework**, in particular paragraph 74:

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

To address each of the bullet points in turn:

- The New Windmill Ground is certainly not surplus to requirements; it is a vibrant community asset, as demonstrated in section 2 above.
- There is no concrete proposal with a known timescale or cost for an equivalent or better provision in terms of quantity and quality in a suitable location.
- The proposed change of use to a Gypsy and Traveller site is quite obviously not a development for alternative sports and recreational provision.



We refer to the guidance from **Sport England** and believe that the New Windmill Ground provides:

the valuable space required to maintain and enhance opportunities for people to participate both in formal team sports and in other more informal activities. Along with sporting benefits, good quality, accessible playing fields also contribute to maintaining active and healthy communities and securing wider reaching benefits.

4. Sustainable Community Strategy and Sport England policy

We believe the loss of the NWG would be in contradiction to Warwick District Council's own Sustainable Community Strategy as shown by the recent granting of a RUCIS grant by WDC. To quote from the WDC Executive Agenda item 7A 8th January 2014:

This project contributes to the Council's Sustainable Community Strategy as without this club there would be fewer opportunities for the community to enjoy and participate in sports activities which could potentially result in an increase in anti-social behaviour and an increase in obesity, particularly in children. The club also has a large number of volunteers from across the community who help to maintain and run the club which engages and strengthens the community as a whole.

Although there is mention of a community sports hub in the draft Local Plan and there are public comments from WDC's Chief Executive of: "*In principle, there is the will to move Leamington Football Club*", these are vague and without timescale. Neither of these can be considered to be a concrete proposal for an equivalent or better provision in terms of quantity and quality in a suitable location.

Before considering any alternative provision and location we would insist that the requirements of **Sport England's Playing Fields Policy - 'A Sporting Future for the Playing Fields of England' Policy Exception E4** should be met in full:

When assessing an application against this policy exception Sport England is likely to require information which helps to answer the following questions:

- Is the proposed replacement playing field land of equivalent or greater quantity and quality than the site proposed for development?
- Will the quality of the new playing field land meet with Sport England and the relevant national sports governing body design guidance?
- Do the proposals for the replacement playing field land demonstrate how it will be developed e.g. a method statement for the construction, including soils management during the works (movement and stockpiling to ensure no loss of soil structure)?
- Will the replacement site have at least the same capacity as the existing site to accommodate both competitive play and training?
- Will the replacement site be able to cater for matches of at least the same standard of competition as those played on the existing site?
- Does the application also include the appropriate replacement of all necessary ancillary provision?
- Does the proposals for the replacement playing field land demonstrate how it will be maintained to a level



equivalent to, or better than, the existing site?

- Will the use of the replacement playing field land be managed to an equivalent or better level in terms of its availability to the community and benefit to sports development?
- Is the proposed replacement playing field land in a suitable location in relation to the existing site and existing and potential users?
- Does the proposed replacement provision have the support of existing users (e.g. sports clubs) and the relevant sports national governing bodies?
- Will the replacement playing field land be available and ready for use prior to the commencement of development of the existing site?
- Will suitable measures be put in place to ensure the delivery of the replacement playing field land and will this be secured by a planning condition on the permission for the application e.g. Grampian condition?
- If the replacement provision will not be available for use prior to the commencement of development (e.g. a school rebuild) will:
 - adequate temporary arrangements be put in place to ensure that continuity of playing pitches will be available to all existing users?
 - an appropriate commitment be put in place to ensure that the replacement playing field land is provided and available for use within an acceptable timescale?

5. About the Brakes Trust's mandate to make this representation

5.1 Background information

The Leamington FC Supporters' Co-operative Limited ("Brakes Trust") is a membership-based supporters' body for Leamington Football Club and a registered Industrial and Provident Society. Our membership is comprised predominantly of Leamington FC fans, the majority of which live across the area of Leamington, Warwick, Whitnash and Kenilworth.

Core football-related connections include running a minibus shuttle service around Leamington and Warwick to the ground on match days, running community football events (including the annual 'Copa Del NWG'), and promoting the club to the general public in Leamington either directly (town centre events, Leamington Peace Festival etc) or via the internet (webpage and social media).

In addition to the core football-related activities, the society also has the following local connections which have led to membership from non-Leamington FC fans.

- It runs the annual Citizen of the Year Awards covering Leamington, Warwick and Kenilworth, in association with the local press. This is a renowned community focused award, now in its 4th year, which is an asset to the district's voluntary and community sector.
- It forges links with other local community groups, both in terms of profile-raising and fundraising.
- It is a member of Warwickshire Community and Voluntary Action (WCAVA)
- It forges links with local businesses.



The Brakes Trust is a member of Supporters Direct, the national body representing supporters' trusts and backed by the Government. This organisation includes trusts from some of the largest football clubs in the country, including leading clubs in the Premier League. Member trusts are able to call upon the expertise of Supporters Direct as required.

5.2 Brakes Trust actions since the announcement of this issue

Since this issue became public knowledge, the Brakes Trust has engaged with its membership, and the wider fanbase of Leamington FC, in the following ways:

- Leafleting on match days
The Brakes Trust team handed out leaflets to the home fans on two match days, advising the fanbase of the situation and requesting opinions. A large amount of feedback was received.
- Website
The Brakes Trust runs a popular website which has a page dedicated to this issue, keeping people up to date with the latest developments.
- Email
The Brakes Trust has an email newsletter distribution which has been used to directly contact members and interested parties from the wider fanbase.
- Radio and print press
Brakes Trust representatives have been interviewed for local radio and print press.

The Brakes Trust's own actions and consultation with members has provided a very broad knowledge of the strength of feeling on this issue.

In addition to engaging with members, the Trust has also proactively engaged with the board of Leamington FC Limited and Brakes Trust board members have attended several 'drop in' sessions throughout the consultation period. It has also sought professional advice from Supporters Direct.

6. Conclusion

In summary, we believe that site GT04 should NOT be considered as a Gypsy and Traveller site. We believe that we have demonstrated without question that the site does not meet the availability criteria, and that the impact on current usage would be immeasurable. In addition to this, we believe that the selection of the New Windmill Ground would be in contravention with National Planning Policy.

Submitted on behalf of the board of directors of Leamington Football Club Supporters' Co-operative Limited:

Adrian Barton, Chairman
Peter Davis, Vice-Chairman
Nick Rogers
Roy Sandison
Graham Hobbins

Nick Hallworth, Company Secretary (non-board member).

Date: 02/05/14