

# LOCAL PLAN

helpingshapethedistrict



## Gypsy and Traveller Preferred Options Sites Response Form 2014

For Official Use Only

Ref: 9965

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](http://www.warwickdc.gov.uk/newlocalplan)

### Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	MR	
First Name	MARK	
Last Name	SWELETON	
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 consultations?		
About You: Gender		
Ethnic Origin		
Age		
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions?		



# 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.

As in attached.

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# 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

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?

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:

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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](http://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](mailto: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](http://www.warwickdc.gov.uk/newlocalplan) and at the following locations:

Location	Opening Times	
<b>Warwick District Council Offices</b> Riverside House, Milverton Hill, Royal Leamington Spa	Mon – Thurs Fri	8.45am – 5.15pm 8.45am – 4.45pm
<b>Leamington Town Hall</b> Parade, Royal Leamington Spa	Mon – Thurs Fri	8.45am – 5.15pm 8.45am – 4.45pm
<b>Warwickshire Direct Whitnash</b> Whitnash Library, Franklin Road, Whitnash	Mon – Tues Wed Thurs Fri Sat	10.30am – 5.00pm 1.30pm – 5.00pm Closed 10.30am – 4.00pm 10.30am – 1.30pm
<b>Leamington Spa Library</b> The Pump Rooms, Parade, Royal Leamington Spa	Mon – Weds Thurs Fri Sat Sun	9.30am – 6.00pm 10.00am – 7.00pm 9.30am – 6.00pm 9.30am – 4.30pm 12.00pm – 4.00pm
<b>Warwickshire Direct Warwick</b> Shire Hall, Market Square, Warwick	Mon – Thurs Fri Sat	8.00am – 5.30pm 8.00am – 5.00pm 9.00am – 4.00pm
<b>Warwickshire Direct Kenilworth</b> Kenilworth Library, Smalley Place, Kenilworth	Mon – Tues Wed Thurs – Fri Sat	9.00am – 5.30pm 10.30am – 5.30pm 9.00am – 5.30pm 9.00am – 1.00pm
<b>Warwickshire Direct Lillington</b> Lillington Library, Valley Road, Royal Leamington Spa	Mon Tues and Fri Weds Thurs Sat	9.30am – 12.30pm & 1.30pm – 6.00pm 9.30am – 12.30pm & 1.30pm – 5.30pm Closed 9.30am – 12.30pm & 1.30pm – 7.00pm 9.30am – 12.30pm
<b>Brunswick Healthy Living Centre</b> 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**.



### **Preferred Site GT04 for Gypsies and Travellers (G&T)**

I wish to **object** to the Gypsy and Traveller preferred site GT04 Land at Harbury Lane, Fosse Way. My comments and some of my concerns are as follows:

- WDC utilised the findings in the Salford GTAA report in order to establish need, however there is no evidence of WDC's due diligence in validating the accuracy of the report and /or the relevance of the established need.
- The WDC consultation does not consider as required the existing capacity of current sites within Warwickshire county and adjacent districts.
- The GTAA ignores the impact of the planned Transit site near Southam which has been agreed since completion of the GTAA
- According to the Government's planning policy framework, adjacent DCs are required to collaborate, and yet Warwick DC and Stratford DC are very much out of phase with their consultations so logically they cannot collaborate. Further there is no evidence that WDC has collaborated or discussed with Stratford DC other than a reported "10 minute long but un-minuted meeting" or with Rugby DC
- there is no evidence in WDC's consultation report that as required by NPPF and CLG , that WDC have weighed up the cost to council of Compulsory purchase vs development of underutilised brownfield sites including those that the council already own.
- . - The WDC proposals will provide for more accommodation than there are G&T residents within WDC boundary the vast majority of whom already live in houses so the requirement is clearly seriously over-stated
- There is clear evidence via Hansard that MP's now want a fair planning policy that should result in the abolition of the G&T planning requirement
- There has been little (and passive) publicity of the Consultation process and key milestones. Had it not been for the local Community group I would not have known about it – it feels and looks like this is a deliberate underhanded approach.

### **Specific to Site GT04:**

- The site does not meet the fundamental planning criteria laid out in the NPPF, guidance from Department of Communities and Local Government and WDC's own consultation documents for Gypsy & Traveller sites. GT04 does not comply with planning policy whereby sites should provide access to nearby services and quality of life. Specifically:-
  - Accessibility to shops and local services: GT04 does not meet national planning framework guidelines recommended 5-10mins walk on a pavement.
  - Proximity to local community: GT04 does not meet the national planning framework guidelines recommendation for sites to be on community periphery to encourage integration.
  - Establishing 5-10 pitches at GT04 would be disproportionate to the local community (8 residential properties, with 16 adults and 4 children). This is contradictory to national planning framework guidelines recommendations.
  - GT04 does not meet national planning framework guidelines recommendations for accessibility to good local transport.
  - GT04 does meet national planning framework guidelines recommendations for availability of good infrastructure (roads, pavement, street lighting, broadband, cellphone reception).The infrastructure at GT04 is poor and would require considerable investment to rectify. And this is an expense that WDC should not incur during times of cutbacks in public expenditure and services.
- The area is prone to flooding with Harbury Lane and surrounding fields are often under water. In accordance with planning and building regs, GT04 would be unable to use soak away or runoff based drainage systems since the soil is clay based and will require connection to mains sewerage which does not exist in Harbury Lane.
- Planning policy for G&T requires schools / GP surgeries to be a 5-10 minute walk away, GT04 is at least a 45 minute walk away.



- The nearest GP surgery is three miles away
- that GP surgery is at capacity.
- The nearest primary, junior and senior schools are already at capacity.
- GT04 is located on Harbury Lane and Fosse Way cross roads that is a high risk travel route with high volumes of traffic and an increasing number of accidents. Speed cameras and warning signs highlight this fact. Children will be at risk if allowed to stand on a busy road to wait for transport to school if indeed such transport exists
- According to aroma maps GT04 is within zone of aerial discharge from Barnwell Chicken farm. This raises serious environmental and health concerns, and was a primary reason that the potential G&T site at Barnwell farm was previously rejected. Simply -Barnwell chicken farm can smell awful and GT04 would not be a good place to live

GT04 is within 400m of the Harbury Lane Breakers yard, which generates noise and air pollution and which would make GT04 an unpleasant place to live but also an unhealthy one.

- The NPFF requires that the assessment of site suitability should be consistent with other planning requests. However I understand that other residential planning applications within 200m of GT04 have been recently rejected by council planning authorities, referencing rural policy on the grounds that the proposal would have an adverse "impact on the character of the area".

- the cost to create 5 to 10 permanent pitches ranges between £325k to £650k, using government's figures (£65k per pitch). In addition to this, G04 site may require relocation of Football club. There is no firm evidence that G&T can or will pay these sums of money and WDC have not suggested an alternative if G&T cannot or will not pay. GT04 should not be considered if there is not proof that G&T can and will buy and develop it

- GT04 is an area of good quality farmland fully utilised for livestock and arable farming.
- GT04 will lack of integration into the landscape and would spoil the views from Chesterton Windmill, a 17th-century Grade I listed building and a striking landmark in South-East Warwickshire
- The proposed site will have an adverse visual impact from Harbury and The Fosse Way (Roman Road).
- If GT04 were to be developed, the use of a vehicle or public transport to shops and schools is a necessity and not considered eco-friendly.
- The site will have a detrimental impact on tourism and visitors to Warwickshire especially including Mallory Court Hotel and a consequential effect on local employment.
- The site will damage wildlife habitat.