

Gypsy and Traveller Stratford Road Preferred Options Site Response

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Ref:

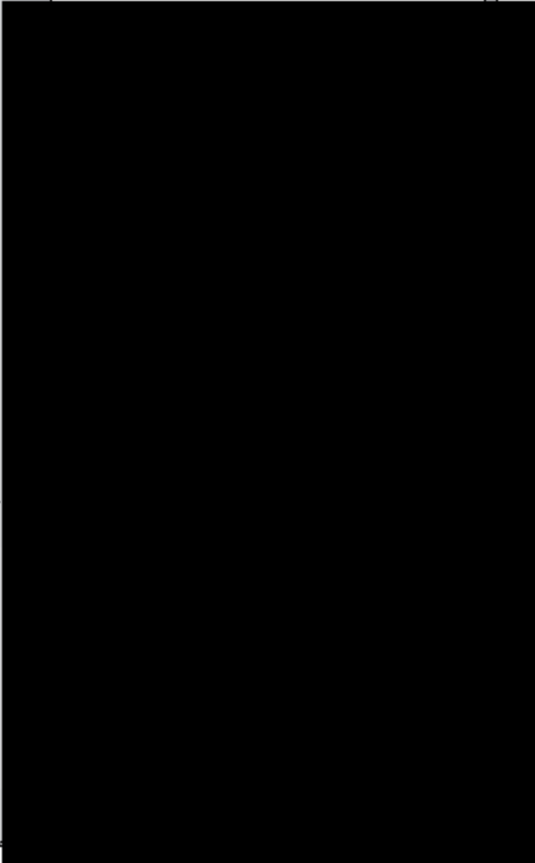
Rep. Ref.

2014

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

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 or by letter (address on back page)

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)	
Title	Miss		
First Name	Holly		
Last Name	Reading		
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		<input type="checkbox"/> *	<input type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender			
Ethnic Origin			
Age	<input type="checkbox"/> 25 - 34 <input type="checkbox"/> 35 - 44		
	<input type="checkbox"/> 65+		
Where did you hear about this consultation		on-in sessions.	
Flyer			

Part B - Commenting on the Stratford Road Gypsy and Traveller Preferred Site

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:

- a) the site is within reasonable distance of schools, GP surgeries, dentists, hospitals, shops and community facilities;
- b) the site has good access to the major road network;
- c) the site is of a suitable size to accommodate between 5 and 15 pitches for permanent sites or 12 pitches for transit sites;
- d) it can be demonstrated that infrastructure requirements can be adequately met; and
- e) there is potential for the site to be adequately screened.

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.

Access

The Council's Consultation document completely fails to address the issue of Access to the proposed site simply stating 'Advice expected from WCC soon'. However unless Severn Trent Water are willing to provide access to the site across their land (which they have indicated they would not) then the current narrow farm track leading to the site from Longbridge would be totally inadequate. The Government's own guidelines on planning Gypsy and Traveller sites set some very strict guidelines around access, particularly for Emergency Vehicles stating that: 'In designing a site, all routes for vehicles on the site, and for access to the site, must allow easy access for emergency vehicles and safe places for turning vehicles' and 'To increase potential access points for emergency vehicles, more than one access route into the site is recommended. Where possible, site roads should be designed to allow two vehicles to pass each other (minimum 5.5m). Specific guidance should be sought from the local fire authority for each site'.

The current farm track would therefore appear to be totally unsuitable. In addition, accessing the site from Longbridge would place the main entrance to the site next to a Grade 2 listed building (Longbridge Manor) which is itself located on a dangerous bend in the road with poor visibility for motorists. In short there are lots of issues around access to the site that the council have simply not addressed.

Air, Water and Soil Quality

The Council's own Sustainability Assessment identified this as an area of significant concern (flagged as red) with a 'potential major negative effect'. They have suggested that these issues could be 'mitigated' but have provided little further detail and clearly a site located very close to a sewage works and a busy motorway is likely to have issues with all 3 and therefore is not suitable for a permanent residential development, particularly one where children will live. The government's own guidelines on planning Gypsy and Traveller sites state that: 'It is essential to ensure that the location of a site will provide a safe environment for the residents. Sites should not be situated near refuse sites, industrial processes or other hazardous places, as this will obviously have a detrimental effect on the general health and well-being of the residents and pose particular safety risks for young children. All prospective site locations should be considered carefully before any decision is taken to proceed, to ensure that the health and safety of prospective residents are not at risk'. The fact that they have flagged this issue as red but not subsequently highlighted it in either the consultation document itself or the response form suggests that this is another area to focus on.

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Flood Risk

Again the Council's own 'Sustainability Agreement' identified this as an area of concern (flagged as yellow) indicating a 'minor negative effect'. Nevertheless they have confirmed that the site is on a designated flood plain within flood zones 2 and 3. The government's own guidelines on planning Gypsy and Traveller sites states that 'Caravan sites for permanent residence are considered "highly vulnerable" and should not be permitted in areas where there is a high probability that flooding will occur (Zone 3 areas)'. The Consultation Document states that the Council has a technical report endorsed by the Environment Agency saying that the risk of flooding can (once again) be 'mitigated' and this will 'eradicate the threat completely' but the report is quite high level and simply sets out possible options that could potentially address the flooding risk so it doesn't mean that the flood risk can definitely be eliminated. Nor does it detail the cost of all this mitigation work. Given the Government's own guidelines the Council will need to prove definitively that the risk of flooding can be completely eliminated (as well as explaining who will pay for all the necessary work) or clearly the site is not suitable.

4) Effect on the local Economy

In the Council's own Sustainability Assessment this section is graded as '?' and the supporting commentary states that 'the effect on the economy is uncertain at this stage'. Furthermore the Consultation Documentation makes no mention of the potential effect of the site on the local economy in its criteria at all! Given that the Tournament Fields business park remains largely undeveloped after almost 10 years and the likely effect on future demand if a Gypsy and Traveller site is opened opposite to it, this clearly suggests that the Council is trying to avoid the whole issue of the negative effect on the local economy that the proposed site could have.

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, alternatively complete online at www.warwickdc.gov.uk/newlocalplan
- 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 **4.45pm on Friday 12 December 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 Stratford Road Gypsy and Traveller Preferred Options Site

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 – 8.45am – 5.15pm Thurs Fri 8.45am – 4.45pm
Leamington Town Hall Parade, Royal Leamington Spa	Mon – 8.45am – 5.15pm Thurs 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 – 9.00am – 5.30pm Tues Wed 10.30am – 5.30pm Thurs – 9.00am – 5.30pm Fri 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 Weds 9.30am – 12.30pm & 1.30pm – 5.30pm Thurs 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.