

Gypsy and Traveller Stratford Road Preferred Options Site Response Form 2014

For Official Use Only

Ref:

Rep. Ref.

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	Naomi	
Last Name	West	
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 on Gypsy Traveller sites?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
About You: Gender		
Ethnic Origin		
Age		
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, drop-in sessions.		
<input type="text"/>		

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.

I am of the opinion that the proposed location off Stratford Road is flawed for the following reasons:

Location

The proposed site is located between three obvious hazards, the M40, a sewage processing plant and the river Avon. This is a site where it is proposed that families will live. As the mother of young children, I cannot think of a worse location in which to raise my family. There are the obvious dangers of someone falling into the river, much more likely where children, who are naturally inquisitive, are concerned. Add to this the environmental concerns of this location: We can usually hear the traffic on the M40 from our house, and quite often we can smell the sewage works. The air quality from the traffic in this location is, I would have thought, very poor. The constant noise from the motorway would also be intrusive on the residents' day to day life.

The government's guidelines on planning gypsy and traveller sites state that:

"It is essential 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."

This location clearly falls foul of these guidelines.

Flood risk

The location is adjacent to the river Avon on a flood plain. My home is located some distance from the river. but we have been able to see flooding over the fields at the rear of our house on several occasions in the six years that we have owned the house. This shows that flooding is, if not a regular occurrence, a reasonably foreseeable occurrence in the event of heavy rain. The consultation document states that the flood risk is an area of concern, but that a technical report endorsed by the Environment Agency stating that the risk of flooding can be mitigated. It is not clear how the flood risk can be completely removed. I recall that last year there was flooding on the Southbound A46, approaching the Longbridge junction, this was around the time that the extensive culverting work was completed. These two events may be completely unrelated but suggest to me that even the best laid plans do not always give the desired or expected outcome. The proposed site would involve a large area of hardstanding, which would increase the risk.

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The location, being in an area prone to flooding, is therefore included in the “other hazardous places” category in the government’s guidelines referred to above. These same guidelines state 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 Council’s sustainability agreement confirms that the site is situated on a designated flood plain within flood zones 2 and 3 (3 being the most hazardous).

Access

I understand that there are only two proposed means of access to the site; either across land belonging to Severn Trent, and down the lane behind the Porridge Pot pub and along a farm track. My understanding is that at this stage Severn Trent have indicated that they would be unwilling to grant an easement over their land, or sell land to the Council for access to be provided. It is unclear whether it would be possible to compulsorily purchase land for this purpose. However if this were to be possible, such a course of action is likely to be costly and time consuming. As it is the Council’s priority to provide these sites as soon as possible (by next year) it seems that this is not feasible. The existing lane behind the Porridge Pot is situated on a bend on a very fast road leading off Longbridge island. Aside from the obvious issues of the increase of traffic at this junction, there are surely issues of problems for access for emergency vehicles. I understand that roads should be of a minimum width to allow such vehicles to pass. Aside from this is the fact that residents would need to use this lane with, on occasion, vehicles with or without caravans and/or motorhomes.

Planning process

This proposed site was not included in the original proposed sites (in excess of 20) which were put forward by the Council last year. It is not clear on what basis this site was selected, and why it was not included in the original proposal. This has not been communicated to members of the public. Indeed it has gone from not being on the shortlist at the start of 2014 to one of three preferred sites. I believe that it could be argued that this failure could mean that the selection of the site could be open to judicial review, and could also be subject to an action for breach of human rights legislation.

The government states that 15 is the maximum number of pitches to be allowed on one site, the ideal being smaller, with the preference being for there to be a number of smaller sites. Not only have the Council added this site late in the day, they seem to be trying to meet their obligations with as few sites as possible. The fact that this large site seems to have been added at the last minute suggests that the Council is trying to sneak this in” through the back door”.

Finally, I could like to state that I fully support and endorse the contents of the objection document submitted by the Chase Meadows Residents Association.

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](mailto: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 9.30am – 12.30pm & 1.30pm – 5.30pm Fri 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.