

LDF

From: Nick [REDACTED]
Sent: 05 December 2016 15:09
To: LDF
Subject: Warrington Local Plan Review – Local Plan Scope and Contents Document
Attachments: Call for Sites 2016.pdf; 01-location plan-A3 @ 1 2500.pdf

Importance: High

Dear Sirs

Warrington Local Plan Review – Local Plan Scope and Contents Document

I refer to your email dated 24 October 2016 in connection with the above consultation and write to offer my **brief comments** as follows.

The current Local Plan does not allocate sites to meet traveller needs and we therefore welcome the Council's intention to address this issue as part of its forthcoming Review.

I note the Council's intention (within paragraph 3.13 of the Local Plan Scope and Contents Document) to consider the allocation of permanent gypsy and traveller sites following this current consultation, taking into account representations received.

Having represented a group of locally-operating Travelling Showpeople to identify and secure suitable accommodation within the Borough (and others throughout the Country), we have first hand experience of just how difficult it is to meet the identified needs of the Travelling Showpeople community outside the Local Plan process – particularly in circumstances where there are insufficient potential development sites within the main built-up area, leading to the consequent reliance on land within the Green Belt.

In the above connection, it is noted that the Council will no doubt have to look beyond the built-up area (i.e. within the Green Belt) if it is to meet its housing, employment and other land use requirements over the Plan period.

National planning policy (para 83 of the NPPF) advises that, once established, Green Belt boundaries should only be altered in *exceptional circumstances*, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long-term, so that they should be capable of enduring beyond the Plan period.

In light of the above, I consider it imperative that the Council does **allocate** sites to meet the needs of Travelling Showpeople to ensure that the *new* Local Plan meets the test of 'soundness' in terms of being positively prepared, effective and compliant with national planning policy.

The needs of Travelling Showpeople are no different (and certainly no less) than those of the settled population. The Council's responsibility is of course to meet the needs of all of its resident communities.

All too often, Councils release land from the Green Belt to meet housing and employment requirements, but leave the issue of providing for gypsy and traveller needs (including Travelling Showpeople) to a subsequent/separate Plan for fear this often difficult land use holds up the progress of the Local Plan.

To assist, the Council will be aware that planning consent was granted (at appeal!) for the use of my clients' land north of Halls Lane, Lower Stretton as Showpeople's Family Quarters (PINS reference APP/M0655/A/12/2177362 and LPA reference 2011/18728) and that the development as approved has recently been completed to a very high standard.

The Council should identify this site (as either an allocation or a commitment) in the new Local Plan, acknowledging its contribution towards meeting the needs of Travelling Showpeople in the Borough.

I have therefore attached the relevant 'Call for Sites' form together with a location plan (with the site edged red) for identification/reference purposes in order that this can be included within future stages of the Local Plan Review process as an allocation/commitment.

Please do not hesitate to contact me if you require any further information or I can assist in any way.

Kind regards



Nick Baseley
MA(Hons)TP MRTPI
Director



web: www.ibaplanning.co.uk
email: ask@ibaplanning.co.uk
phone: 01623 822006

the studios, church farm, mansfield road, edwinstowe, nottingham, NG21 9NJ

This email and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately and do not disclose the contents to another person, use it for any purpose, or store or copy the information in any medium. Although this email and any attachments are believed to be free from any virus or other defect which may affect any system into which they are opened or received, it is the responsibility of the recipient to check that they are virus free and that they will in no way affect systems and data. No responsibility is accepted by IBA Planning Limited for any loss or damage arising in any way from their receipt, opening or use.

IBA Planning Limited. Registered in England No. 08904999. Registered Office: 12 Bridgford Road, West Bridgford, Nottingham, NG2 6AB