

## Contents Page

<b>Respondent ID</b>	<b>Name</b>	<b>Page No</b>
232	Robert Milburn.....	1
233	Debra Cottier.....	22
234	Christine Marshall.....	23
235	Susan Roberts.....	24
236	Richard Morgan.....	45
237	David Blacker.....	66
238	Margery Blacker.....	67
239	Mary and Stephen Rogerson McCoy.....	68



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# Copeland Local Plan 2021- 2038

## Publication Draft: Gypsy and Traveller Site Consultation Response Form

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Date Rec.	.....

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Please complete a separate sheet for each representation you wish to make and return this form **no later than 4.30pm on Tuesday 3<sup>rd</sup> May 2022** to:

Strategic Planning  
Copeland Borough Council  
Market Hall  
Market Place  
Whitehaven  
CA28 7JG

Or email: [localplanconsultation@copeland.gov.uk](mailto:localplanconsultation@copeland.gov.uk)

**Part B: Your Representation**

1. To which part of the Consultation Document does this representation relate?

Paragraph  Policy  Site Ref.   
 H10PU?

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support  Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes  No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes  No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes  No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I don't believe this to be legally compliant or sound as I don't believe consideration has been given to the below point and I don't believe it would be achievable within your 'desirable' 5 year timeframe, as stated is required for phase 1 of the settlement. It is known locally that the area is a contaminated site and planning permission has previously been refused for allotment/s.

The policy DS10PU: Soils, Contamination and Land Stability (pg 54/55) states it is the developers responsibility to provide the information at the time of the application. 'The full implementation of approved remediation measures will normally be required, prior to the commencement of, or the occupation of the proposed development of any phase.' I do I don't believe this has been considered in relation to site GTWS.

As stated in Planning Policy for Traveller Sites 20 Section 10.a) 4 pg 3.

(Continue on a separate sheet / expand box if necessary)

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

You would need to make a plan to remediate the contamination issues and have all of the remediation measures implemented prior to the commencement of any phase of development. I don't believe this is achievable within 5 years and thus the site is not deliverable..

(Continue on a separate sheet /expand box if necessary)

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Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Signature: 

Date:

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Support  Object

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Yes  No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes  No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes  No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I do not believe site GTWS is a reasonable suggestion for the settlement due to poor drainage at the site. A simple communications mast was erected at the site which caused surface water where the designated entrance on sneekyeat Rd is. It is also known that run off from the industrial estate ends up in the beck running through the farmers fields. Lastly, my house is a bungalow situated below the proposed site, this year my house nearly flooded, due to blocked drains in heavy rain. My husband rang united utilities who came 2 days after the report. My husband had to clear the drain himself. I believe this settlement would cause my house to flood because of poor drainage.

Ref- Strategic policy DS8PU: Reducing flood risk (pg 52 of local plan) section e) Avoiding development in areas where the existing drainage infrastructure is inadequate: unless appropriate mitigation is provided.

(Continue on a separate sheet / expand box if necessary)

See example map for more details.



7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

You could consider replacing the inadequate drainage system, however I believe this would be costly.  
I don't believe sustainable drainage systems (SUDS) would be an option due to the contaminated land.  
Where could you direct the surface water? If the drainage system is inadequate, it would have to be your non preferred options 3/4 of your Policy DS9PU: Sustainable drainage. However, I'm not sure this would even be possible due to the poor drainage system currently in place.

(Continue on a separate sheet /expand box if necessary)

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have previous knowledge of the area and problems having grown up here for two decades. I have now moved back to the area in the last few years and my house would be at direct risk of flooding if this issue is not addressed correctly.

Signature:

Date:

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## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

Paragraph

C, d,

Policy

H9PU

Site Ref.

GTWS.

H10PU?

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support

Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes

No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes

No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes

No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I do not believe the option GTWS for the settlement to be legally compliant or sound due to the risk posed by the current structure of the road. As residents travelling from The Cross towards the proposed entrance/exit of site and the industrial estate, we have already had a number of near misses with cars exiting the industrial estate or turning in or out of the hospital car park. This has been even more of an issue since the car park was built and cars started parking on the road around your proposed entrance/exit on Sumerleyat Rd. Even with the sweeping junctions the cars struggle to see us and often don't even look, not considering cars will be coming from our direction. Additional traffic from our direction i.e. from the site would increase the problem. In reference to your local plan (pg 34) Methodology 5.4.13 it also does not include a safe walking route as there is no continuous pavement or adequate street lighting.

This is a busy area used by dog walkers.

(Continue on a separate sheet / expand box if necessary)

6. This entrance/exit also leads on to a private road with public access on foot. The use this entrance/exit would inevitably lead to increased use of this road which is maintained at a cost to myself and other local residents.

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

The junction could not be a blind junction and would need to be sweeping like the others.  
A pavement would need to be built between your proposed entrance/exit and the industrial estate + better street lighting put in.  
Double yellow lines would need to be next to the pavement to prevent the current parking issue. (The yellow lines in this area are always parked on and never monitored).  
The double yellow lines in the area would actually have to be policed by the council.

- Homewood road entrance/exit (Continue on a separate sheet /expand box if necessary) would be better with the back area blocked off.

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Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have already suffered many near misses with drivers from the car park and the industrial estate. I also refuse to allow my mother to walk my daughter in that direction because of how dangerous the parked cars/junctions are with a pram. This would directly impact me and my family and I could provide you with useful input for consideration.

Signature:

Date:

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## Part B: Your Representation

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Paragraph

Policy

H9PU

Site Ref.

ATWS.

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Support

Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes

No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes

No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes

No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

In the Planning Policy for Traveller Sites 2015 Section 7.a) pg2 states particular attention to early and effective communication with settled and traveller communities. There has been no early engagement with the settled community and no public consultation where questions could be asked. Both myself and my husband have requested this via [redacted] as has Councillor [redacted] on our behalf and the behalf of residents who attended Weddicar Parish council meeting.

In the Planning Policy for Traveller Sites 2015, Section 9 pg3 it says local planning authorities should be 'working collaboratively with neighbouring local planning authorities.

Section 10.c) states LPA should 'consider production or joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites'. I do not believe this has been done and it therefore doesn't meet the duty to co-operate.

(Continue on a separate sheet /expand box if necessary)

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

The guidance states that no modifications can be suggested for a failure to comply with the duty to co-operate.  
A public consultation should have been held.  
Joint development should have been considered.

(Continue on a separate sheet /expand box if necessary)

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Signature:



Date:

27/4/22

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Yes  No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes  No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes  No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

*Please see attached typed document.*

(Continue on a separate sheet /expand box if necessary)



- 6. I do not believe the proposal for GTW5 is legally compliant or sound or meets the duty to co-operate because I believe the process in which the sites have been selected and deemed as potential opportunities for the settlement is both biased and corrupt. I do not believe that all of the land available to be used in Copeland has been considered and instead, [REDACTED] whose family require the settlement has had to source different pieces of land himself to suggest to Copeland Borough Council, (this information was obtained from Alan directly). The result of which has been that he has proposed GTW5 and in response, Copeland Borough Council have found some areas of land to put forward as proposals, most if not all of which do not meet the requirements of the settlement site, in order that the site which would indisputably be approved would be GTW5. There were 11 proposed sites, 4 were immediately discounted as too small for the required pitches and 5 due to landscape/character and bio-diversity reasons. I believe the inadequate site suggestions were put forward to ensure the selection of GTW5 as the preferred site.

GTW5 is included on the Open Space Assessment as protected open space (semi/natural green space), surely this means there is a more suitable alternative in order to protect this space. In the local plan it is evident there is a substantial amount of land allocated for housing, opportunity sites and employment sites, as well as other larger areas of green space including 299 pieces mentioned in the Open Space Assessment 2020. I would argue that these may form more adequate settings for the settlement, based on financial, implications, highways concerns (raised in another objection), drainage concerns (raised in another objection) and a query over the land being contaminated, not to mention the fact the land is supposed to be a protected green space.

I have spoken with [REDACTED] and will be requesting specifically which areas of land listed in the Local Plan appendices are owned by Copeland Borough council, as this is not defined as part of the plan. I understand that all land owned by CBC has been considered however, i find it hard to believe that there was no land any further south than Egremont which could have been suitable. In obtaining the information of the land owned by CBC I hope to see if this is true. Having spoken with [REDACTED] he has said that they would most definitely consider land South of Egremont if it would provide a suitable settlement site.

I understand that Highways and the Lead Flood Authority have been consulted in relation to GTW5 but I query if united utilities have been consulted, this is especially important given the concern over poor drainage in the area. If this has not been done then I believe this would not meet the standards for duty to co-operate. I would also note that is is mentioned in the Local plan 13.7.5 pg 143 that united utilities has been consulted in relation to the housing allocations, I would expect the same to be done for this site or it would also not be defined as deliverable.

I mention that I believe the site selection to be biased and corrupt from the offset, as well as the site having been selected by the family themselves as they stated at Weddicar Parish council meeting, the way in which the sites are written up in the site assessment also lead me to believe this. Here are some things which I believe to be discrepancies;

- Impact on heritage assets. GW4 mentions that development in the area may impact the Greenbank Guesthouse to the West which is a Grade II listed building. GW3 is in closer proximity to this guesthouse and yet it has no mention on that site assessment. For GTW5 in the same section it states that there are no heritage assets in the close proximity. This is incorrect, The Cross Guesthouse which is also a Grade II listed building is extremely close to the site and can be seen when standing in the preferred eastern section. The problems mentioned previously in relation to highways and drainage suggest that development on this site is likely to impact the guesthouse.
- GTW4 - This is the largest area suggested for the settlement site, whilst most of it is densely wooded and this is the main reason given for its' none suitability due to the impact on biodiversity and landscape/character. It does have sections of land which I believe would be big enough to house the 12 pitches, yet these areas are not mentioned. These areas are behind Derwentwater Road and Borrowdale Road. Another issue arising from this site is the fact that on the Local Plan, this area of Greenspace includes some green space in between the cemetery and businesses on Meadow Road and also a very sparsely wooded area at the junction for Meadow Road and Low Road. The impact on these areas are not likely to be the same as the densely wooded areas referred to on the site assessment. I would query why these potentially suitable areas have been let off the site assessment but included on the Local Plan, if not deliberately to make the site seem less suitable.
- GTW3 is also a wooded area as is GTW4 yet this does not seem to pose concern and has not been a reason to discount the site as it was for GTW4.
- GTE1 is a site at Egremont which has been partly discounted due to being a flood risk. [REDACTED] has posted on Facebook to say that Egremont has received 12million pounds to build flood defences in Egremont and the work is due to finish imminently. Have these not work and the area should still be classed as a flood risk or have they not be taken in to consideration for some reason?

In the assessment of site GTW5, it mentions the impact on biodiversity to be 'some individual trees and scrub', it also mentions the most eastern part of the site to be the preferred area for the settlement. This is actually the most likely place on the site to have an impact on biodiversity, as well as the area which would form an entrance/exit from Homewood Road. If we are trying to avoid the impact to biodiversity why would this particular area of the site be favoured?

The PPTS 2015

(4b) to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.

I will be submitting a freedom of information to find out the exact process that was adopted in order to identify the suggested 11 sites to ensure the above has been adhered to this in keeping



with the Duty to co-operate. The quality of the suggested sites leads me to believe this might not be the case.

PPTS 2015

Plan Making

11. Local Planning authorities should in producing their local plan;
12. a) identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.

They define that; to be considered deliverable, sites should be available now, offer a suitable location for development and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until planning permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites.

- I have mentioned in other objections and also above that the land on GTW5 is locally known to be a contaminated site for which permission for allotment/s has previously been refused. For this reason I feel doubtful there is any current planning permission on the site or that any future permission should be granted. (I will check this by submitting a freedom of information to acquire information on previous planning proposals and responses on this site). I have also submitted objections based not the drainage and likely flooding that would be caused by development on this site and questioned if United utilities have been consulted. As well as the inadequate and unsafe road structure on the Sneckyeat Road access. For these reasons I don't believe the duty to co-operate has been met. I do not believe GTW5 to be a sound suggestion for the site under the points of it being justified or effective. I don't believe other reasonable alternatives have been considered. I also don't believe it to be a deliverable site over the suggested 5 year period.

I also believe the Rural Exceptions Policy H15PU Local Plan pg 167 should be considered if it has not been and it is reasonable in these circumstances due to the considered cost of the development of GTW5 considering the potential drainage/highways issues and the likely cost to fix such problems.

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

Please see attached typed document.

(Continue on a separate sheet /expand box if necessary)

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Signature:

Date:

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*Thank you for completing this form*

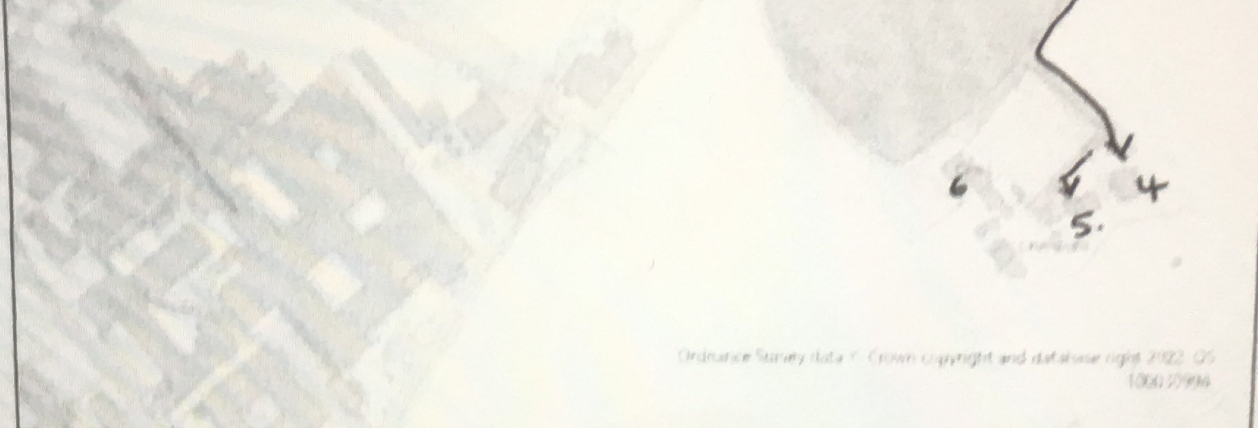


7. Could you put more emphasis on your Empty Homes Policy and allow some of your housing allocation to be used as potential sites for the settlement? This would still assist in achieving your housing objectives but would mean there are more adequate options for the settlement site put forward.


I would like to note that the 2014 based household projections for England suggest CBC need to be building an average of 8.4 houses per annum. In the last decade the lowest number of houses built was 98 between 2020/202, this is at least 10% more than required. Whilst I appreciate it is part of the plan to prevent further population loss in the area to increase the housing, I would suggest that equal if not more importance should be placed upon the need to provide a site for the gypsy/traveller settlement site and as such we should be satisfied that that we are far exceeding the minimum required house builds and consider some of the land from housing allocation to be used. Alternatively, land from opportunity sites or employment sites could also be used where appropriate.

As an example (without the requested relevant documents showing if these are all council owned) some suggestions from the Local Plan would be;  
Employment sites - ES7, ES8, ES14, Opportunity sites OWH05, OWH08, OM10, OCL01 and housing allocations HM11, HM12, HAR, HD1, HSE2 and HSE3 to name a few. (Taken from the Local plan Appendices)

Give consideration to the use of the Rural exception policy due to the potential costs of the development of GTW5 and the lack of affordable land which meets the gypsy/traveller needs for a settlement site. This could potentially identify more suitable options for the settlement.



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Gypsy and Traveller - Considered Sites GTW5	Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG	 <i>Prud of our past. Progress for the future.</i>
	Date of Issue: 16/02/2022	Scale: 1:3,000

- 1 - Area with surface water flooding due to mast.
- 2 - mast that caused surface water flooding.
- 3 - Area that floods due to blocked drain.
- 3-4 - where the water travels that almost flooded our house last year.
- 4 - [redacted]
- 5 - my neighbours - water then continues on to neighbours house.
- 6 - cross Avesthwaite Grade II listed building not mentioned on the plan (can be seen from 13)
- 7 - Problem area for care parking.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 02 May 2022 10:30  
**To:** Local Plan Consultation  
**Cc:** [REDACTED]  
**Subject:** Gypsy and Traveller Site Sneckyeat

**CAUTION: External email, think before you click!**  
Please report any suspicious email to our [IT Helpdesk](#)

*To whom it may concern*

My family & I reside at [REDACTED]

We have read all of the objection points provided to us by email from [REDACTED]  
We all agree with these points and wish to object to the Gypsy/Traveller site GTW5 on Sneckyeat Road in accordance with the points made by her.

Regards  
[REDACTED]

Date: 2nd May 2022

Sent from my iPad



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 02 May 2022 10:54  
**To:** Local Plan Consultation  
**Subject:** Objection

**CAUTION: External email, think before you click!**  
Please report any suspicious email to our [IT Helpdesk](#)

I am [REDACTED] and I reside at [REDACTED]. I have read all of the objection points provided to me by email from [REDACTED]. I agree with these points and wish to object to the Gypsy/Traveller site GTW5 on Sneckyeat Road in accordance with the points made by her.

Date 2nd May 2022

Sent from my iPad

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 02 May 2022 14:22  
**To:** Local Plan Consultation  
**Subject:** Fwd: FW: Objections to Gypsy Traveller site Sneckyeat Road  
**Attachments:** Objection 1 Contamination.pdf; Objection 2 Drainage.pdf; Objection 3 Highways.pdf; Objection 4 Engagement.pdf; Objection 5 Site Selection.pdf

**CAUTION: External email, think before you click!**  
Please report any suspicious email to our [IT Helpdesk](#)

I am [REDACTED] and I reside at [REDACTED]. I have read all of the objection points provided to me by email from [REDACTED] agree with these points and wish to object to the Gypsy/Traveller site GTW5 on Sneckyeat Road in accordance with the points made by her.

Date 2.5.2022

----- Forwarded message -----



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# Copeland Local Plan 2021- 2038

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Or email: [localplanconsultation@copeland.gov.uk](mailto:localplanconsultation@copeland.gov.uk)



## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

Paragraph  Policy  Site Ref.   
 H10PU?

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support  Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes  No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes  No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes  No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I don't believe this to be legally compliant or sound as I don't believe consideration has been given to the below point and I don't believe it would be achievable within your 'dowerable' 5 year timeframe, as stated is required for phase 1 of the settlement. It is known locally that the area is a contaminated site and planning permission has previously been refused for allotment/s.

The policy DS10PU: Soils, Contamination and Land Stability (pg 54/55) states it is the developers responsibility to provide the information at the time of the application. 'The full implementation of approved remediation measures will normally be required, prior to the commencement of, or the occupation of the proposed development of any phase.' I do I don't believe this has been considered in relation to site GTWS.

As stated in Planning Policy for Traveller Sites 20 Section 10-a) 4 pg 3.

(Continue on a separate sheet / expand box if necessary)

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

You would need to make a plan to remediate the contamination issues and have all of the remediation measures implemented prior to the commencement of any phase of development. I don't believe this is achievable within 5 years and thus the site is not deliverable..

(Continue on a separate sheet /expand box if necessary)

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No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Signature:

Date:

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## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

Paragraph

g, d, 1

Policy

H9PU

Site Ref.

GTWS.

H10PU?

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support

Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes

No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes

No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes

No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I do not believe site GTWS is a reasonable suggestion for the settlement due to poor drainage at the site. A simple communications mast was erected at the site which caused surface water where the designated entrance on sneekyeat Rd is. It is also known that run off from the industrial estate ends up in the beck running through the farmers fields. Lastly, my house is a bungalow situated below the proposed site, this year my house nearly flooded, due to blocked drains in heavy rain. My husband rang united utilities who came 2 days after the report. My husband had to clear the drain himself. I believe this settlement would cause my house to flood because of poor drainage.

Ref-Strategic policy DS8PU: Reducing flood risk (pg 52 of local plan) section e) Avoiding development in areas where the existing drainage infrastructure is inadequate: unless appropriate mitigation is provided.

(Continue on a separate sheet / expand box if necessary)

See example map for more details.

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

You could consider replacing the inadequate drainage system, however I believe this would be costly.  
I don't believe sustainable drainage systems (SUDS) would be an option due to the contaminated land.  
Where could you direct the surface water? If the drainage system is inadequate, it would have to be your non preferred options 3/4 of your Policy DS9PU: Sustainable drainage. However, I'm not sure this would even be possible due to the poor drainage system currently in place.

(Continue on a separate sheet /expand box if necessary)

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have previous knowledge of the area and problems having grown up here for two decades. I have now moved back to the area in the last few years and my house would be at direct risk of flooding if this issue is not addressed correctly.

Signature:

Date:

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# Copeland Local Plan 2021- 2038

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## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

Paragraph

C, d,

Policy

H9PU

Site Ref.

GTWS.

H10PU?

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support

Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes

No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes

No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes

No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I do not believe the option GTWS for the settlement to be legally compliant or sound due to the risk posed by the current structure of the road. As residents travelling from The Cross towards the proposed entrance/exit of site and the industrial estate, we have already had a number of near misses with cars exiting the industrial estate or turning in or out of the hospital car park. This has been even more of an issue since the car park was built and cars started parking on the road around your proposed entrance/exit on Sumerleyat Rd. Even with the sweeping junctions the cars struggle to see us and often don't even look, not considering cars will be coming from our direction. Additional traffic from our direction i.e. from the site would increase the problem. In reference to your local plan (pg 34) Methodology 5.4.13 it also does not include a safe walking route as there is no continuous pavement or adequate street lighting.

This is a busy area used by dog walkers.

(Continue on a separate sheet / expand box if necessary)

6. This entrance/exit also leads on to a private road with public access on foot. The use this entrance/exit would inevitably lead to increased use of this road which is maintained at a cost to myself and other local residents.

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

The junction could not be a blind junction and would need to be sweeping like the others.  
A pavement would need to be built between your proposed entrance/exit and the industrial estate + better street lighting put in.  
Double yellow lines would need to be next to the pavement to prevent the current parking issue. (The yellow lines in this area are always parked on and never monitored).  
The double yellow lines in the area would actually have to be policed by the council.

- Homewood road entrance/exit (Continue on a separate sheet /expand box if necessary) would be better with the back area blocked off.

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have already suffered many near misses with drivers from the car park and the industrial estate. I also refuse to allow my mother to walk my daughter in that direction because of how dangerous the parked cars/junctions are with a pram. This would directly impact me and my family and I could provide you with useful input for consideration.

Signature: 

Date:

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## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

Paragraph

Policy

H9PU

Site Ref.

ATWS.

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support

Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes

No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes

No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes

No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

In the Planning Policy for Traveller Sites 2015 Section 7.a) pg2 states particular attention to early and effective communication with settled and traveller communities. There has been no early engagement with the settled community and no public consultation where questions could be asked. Both myself and my husband have requested this via [redacted] as has Councillor [redacted] on our behalf and the behalf of residents who attended Weddicar Parish council meeting.

In the Planning Policy for Traveller Sites 2015, Section 9 pg3 it says local planning authorities should be 'working collaboratively with neighbouring local planning authorities.

Section 10.c) states LPA should 'consider production or joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites'. I do not believe this has been done and it therefore doesn't meet the duty to co-operate.

(Continue on a separate sheet /expand box if necessary)

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

The guidance states that no modifications can be suggested for a failure to comply with the duty to co-operate.  
A public consultation should have been held.  
Joint development should have been considered.

(Continue on a separate sheet /expand box if necessary)

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No, I do not wish to participate in the hearing session(s)

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Signature:



Date:

27/4/22

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Strategic Planning  
Copeland Borough Council  
Market Hall  
Market Place  
Whitehaven  
CA28 7JG

Or email: [localplanconsultation@copeland.gov.uk](mailto:localplanconsultation@copeland.gov.uk)

**Part B: Your Representation**

1. To which part of the Consultation Document does this representation relate?

Paragraph  Policy  Site Ref.

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support  Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes  No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes  No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes  No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

*Please see attached typed document.*

(Continue on a separate sheet /expand box if necessary)

- 6. I do not believe the proposal for GTW5 is legally compliant or sound or meets the duty to co-operate because I believe the process in which the sites have been selected and deemed as potential opportunities for the settlement is both biased and corrupt. I do not believe that all of the land available to be used in Copeland has been considered and instead, [REDACTED] whose family require the settlement has had to source different pieces of land himself to suggest to Copeland Borough Council, (this information was obtained from Alan directly). The result of which has been that he has proposed GTW5 and in response, Copeland Borough Council have found some areas of land to put forward as proposals, most if not all of which do not meet the requirements of the settlement site, in order that the site which would indisputably be approved would be GTW5. There were 11 proposed sites, 4 were immediately discounted as too small for the required pitches and 5 due to landscape/character and bio-diversity reasons. I believe the inadequate site suggestions were put forward to ensure the selection of GTW5 as the preferred site.

GTW5 is included on the Open Space Assessment as protected open space (semi/natural green space), surely this means there is a more suitable alternative in order to protect this space. In the local plan it is evident there is a substantial amount of land allocated for housing, opportunity sites and employment sites, as well as other larger areas of green space including 299 pieces mentioned in the Open Space Assessment 2020. I would argue that these may form more adequate settings for the settlement, based on financial, implications, highways concerns (raised in another objection), drainage concerns (raised in another objection) and a query over the land being contaminated, not to mention the fact the land is supposed to be a protected green space.

I have spoken with [REDACTED] and will be requesting specifically which areas of land listed in the Local Plan appendices are owned by Copeland Borough council, as this is not defined as part of the plan. I understand that all land owned by CBC has been considered however, i find it hard to believe that there was no land any further south than Egremont which could have been suitable. In obtaining the information of the land owned by CBC I hope to see if this is true. Having spoken with [REDACTED] he has said that they would most definitely consider land South of Egremont if it would provide a suitable settlement site.

I understand that Highways and the Lead Flood Authority have been consulted in relation to GTW5 but I query if united utilities have been consulted, this is especially important given the concern over poor drainage in the area. If this has not been done then I believe this would not meet the standards for duty to co-operate. I would also note that is is mentioned in the Local plan 13.7.5 pg 143 that united utilities has been consulted in relation to the housing allocations, I would expect the same to be done for this site or it would also not be defined as deliverable.

I mention that I believe the site selection to be biased and corrupt from the offset, as well as the site having been selected by the family themselves as they stated at Weddicar Parish council meeting, the way in which the sites are written up in the site assessment also lead me to believe this. Here are some things which I believe to be discrepancies;



- Impact on heritage assets. GW4 mentions that development in the area may impact the Greenbank Guesthouse to the West which is a Grade II listed building. GW3 is in closer proximity to this guesthouse and yet it has no mention on that site assessment. For GTW5 in the same section it states that there are no heritage assets in the close proximity. This is incorrect, The Cross Guesthouse which is also a Grade II listed building is extremely close to the site and can be seen when standing in the preferred eastern section. The problems mentioned previously in relation to highways and drainage suggest that development on this site is likely to impact the guesthouse.
- GTW4 - This is the largest area suggested for the settlement site, whilst most of it is densely wooded and this is the main reason given for its' none suitability due to the impact on biodiversity and landscape/character. It does have sections of land which I believe would be big enough to house the 12 pitches, yet these areas are not mentioned. These areas are behind Derwentwater Road and Borrowdale Road. Another issue arising from this site is the fact that on the Local Plan, this area of Greenspace includes some green space in between the cemetery and businesses on Meadow Road and also a very sparsely wooded area at the junction for Meadow Road and Low Road. The impact on these areas are not likely to be the same as the densely wooded areas referred to on the site assessment. I would query why these potentially suitable areas have been let off the site assessment but included on the Local Plan, if not deliberately to make the site seem less suitable.
- GTW3 is also a wooded area as is GTW4 yet this does not seem to pose concern and has not been a reason to discount the site as it was for GTW4.
- GTE1 is a site at Egremont which has been partly discounted due to being a flood risk. [REDACTED] has posted on Facebook to say that Egremont has received 12million pounds to build flood defences in Egremont and the work is due to finish imminently. Have these not work and the area should still be classed as a flood risk or have they not be taken in to consideration for some reason?

In the assessment of site GTW5, it mentions the impact on biodiversity to be 'some individual trees and scrub', it also mentions the most eastern part of the site to be the preferred area for the settlement. This is actually the most likely place on the site to have an impact on biodiversity, as well as the area which would form an entrance/exit from Homewood Road. If we are trying to avoid the impact to biodiversity why would this particular area of the site be favoured?

The PPTS 2015

(4b) to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.

I will be submitting a freedom of information to find out the exact process that was adopted in order to identify the suggested 11 sites to ensure the above has been adhered to this in keeping

with the Duty to co-operate. The quality of the suggested sites leads me to believe this might not be the case.

## PPTS 2015

### Plan Making

11. Local Planning authorities should in producing their local plan;
12. a) identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.

They define that; to be considered deliverable, sites should be available now, offer a suitable location for development and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until planning permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites.

- I have mentioned in other objections and also above that the land on GTW5 is locally known to be a contaminated site for which permission for allotment/s has previously been refused. For this reason I feel doubtful there is any current planning permission on the site or that any future permission should be granted. (I will check this by submitting a freedom of information to acquire information on previous planning proposals and responses on this site). I have also submitted objections based not the drainage and likely flooding that would be caused by development on this site and questioned if United utilities have been consulted. As well as the inadequate and unsafe road structure on the Sneckyeat Road access. For these reasons I don't believe the duty to co-operate has been met. I do not believe GTW5 to be a sound suggestion for the site under the points of it being justified or effective. I don't believe other reasonable alternatives have been considered. I also don't believe it to be a deliverable site over the suggested 5 year period.

I also believe the Rural Exceptions Policy H15PU Local Plan pg 167 should be considered if it has not been and it is reasonable in these circumstances due to the considered cost of the development of GTW5 considering the potential drainage/highways issues and the likely cost to fix such problems.

---

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

Please see attached typed document.

(Continue on a separate sheet /expand box if necessary)

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Signature:

Date:

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7. Could you put more emphasis on your Empty Homes Policy and allow some of your housing allocation to be used as potential sites for the settlement? This would still assist in achieving your housing objectives but would mean there are more adequate options for the settlement site put forward.

I would like to note that the 2014 based household projections for England suggest CBC need to be building an average of 8.4 houses per annum. In the last decade the lowest number of houses built was 98 between 2020/202, this is at least 10% more than required. Whilst I appreciate it is part of the plan to prevent further population loss in the area to increase the housing, I would suggest that equal if not more importance should be placed upon the need to provide a site for the gypsy/traveller settlement site and as such we should be satisfied that that we are far exceeding the minimum required house builds and consider some of the land from housing allocation to be used. Alternatively, land from opportunity sites or employment sites could also be used where appropriate.

As an example (without the requested relevant documents showing if these are all council owned) some suggestions from the Local Plan would be;  
Employment sites - ES7, ES8, ES14, Opportunity sites OWH05, OWH08, OM10, OCL01 and housing allocations HM11, HM12, HAR, HD1, HSE2 and HSE3 to name a few. (Taken from the Local plan Appendices)

Give consideration to the use of the Rural exception policy due to the potential costs of the development of GTW5 and the lack of affordable land which meets the gypsy/traveller needs for a settlement site. This could potentially identify more suitable options for the settlement.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 02 May 2022 14:26  
**To:** Local Plan Consultation  
**Subject:** Fwd: FW: Objections to Gypsy Traveller site Sneckyeat Road  
**Attachments:** Objection 1 Contamination.pdf; Objection 2 Drainage.pdf; Objection 3 Highways.pdf; Objection 4 Engagement.pdf; Objection 5 Site Selection.pdf

**CAUTION: External email, think before you click!**  
Please report any suspicious email to our [IT Helpdesk](#)

I am [REDACTED] and I reside at [REDACTED]. I have read all of the objection points provided to me by email from [REDACTED]. I agree with these points and wish to object to the Gypsy/Traveller site GTW5 on Sneckyeat Road in accordance with the points made by her.

Date 2.5.2022

----- Forwarded message -----



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# Copeland Local Plan 2021- 2038

## Publication Draft: Gypsy and Traveller Site Consultation Response Form

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1. To which part of the Consultation Document does this representation relate?

Paragraph  Policy  Site Ref.   
 H10PU?

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support  Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes  No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes  No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes  No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I don't believe this to be legally compliant or sound as I don't believe consideration has been given to the below point and I don't believe it would be achievable within your 'desirable' 5 year timeframe, as stated is required for phase 1 of the settlement. It is known locally that the area is a contaminated site and planning permission has previously been refused for allotment/s.

The policy DS10PU: Soils, Contamination and Land Stability (pg 54/55) states it is the developers responsibility to provide the information at the time of the application. 'The full implementation of approved remediation measures will normally be required, prior to the commencement of, or the occupation of the proposed development of any phase.' I do I don't believe this has been considered in relation to site GTWS.

As stated in Planning Policy for Traveller Sites 20 Section 10.9) 4 pg 3.

(Continue on a separate sheet / expand box if necessary)

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

You would need to make a plan to remediate the contamination issues and have all of the remediation measures implemented prior to the commencement of any phase of development. I don't believe this is achievable within 5 years and thus the site is not deliverable..

(Continue on a separate sheet /expand box if necessary)

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9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Signature:



Date:

27/4/22

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## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

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*H10PU?*

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Support  Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes  No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes  No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes  No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I do not believe site GTWS is a reasonable suggestion for the settlement due to poor drainage at the site. A simple communications mast was erected at the site which caused surface water where the designated entrance on sneekyeat Rd is. It is also known that run off from the industrial estate ends up in the beck running through the farmers fields. Lastly, my house is a bungalow situated below the proposed site, this year my house nearly flooded, due to blocked drains in heavy rain. My husband rang united utilities who came 2 days after the report. My husband had to clear the drain himself. I believe this settlement would cause my house to flood because of poor drainage.

Ref- Strategic policy DS8PU: Reducing flood risk (pg 52 of local plan) section e) Avoiding development in areas where the existing drainage infrastructure is inadequate: unless appropriate mitigation is provided.

(Continue on a separate sheet / expand box if necessary)

See example map for more details.

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

You could consider replacing the inadequate drainage system, however I believe this would be costly.  
I don't believe sustainable drainage systems (SUDS) would be an option due to the contaminated land.  
Where could you direct the surface water? If the drainage system is inadequate, it would have to be your non preferred options 3/4 of your Policy DS9PU: Sustainable drainage. However, I'm not sure this would even be possible due to the poor drainage system currently in place.

(Continue on a separate sheet /expand box if necessary)

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Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have previous knowledge of the area and problems having grown up here for two decades. I have now moved back to the area in the last few years and my house would be at direct risk of flooding if this issue is not addressed correctly.

Signature:

Date:

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# Copeland Local Plan 2021- 2038

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## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

Paragraph

C, d,

Policy

H9PU

Site Ref.

GTWS.

H10PU?

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support

Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes

No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes

No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes

No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I do not believe the option GTWS for the settlement to be legally compliant or sound due to the risk posed by the current structure of the road. As residents travelling from The Cross towards the proposed entrance/exit of site and the industrial estate, we have already had a number of near misses with cars exiting the industrial estate or turning in or out of the hospital car park. This has been even more of an issue since the car park was built and cars started parking on the road around your proposed entrance/exit on Sumerleyat Rd. Even with the sweeping junctions the cars struggle to see us and often don't even look, not considering cars will be coming from our direction. Additional traffic from our direction i.e. from the site would increase the problem. In reference to your local plan (pg 34) Methodology 5.4.13 it also does not include a safe walking route as there is no continuous pavement or adequate street lighting.

This is a busy area used by dog walkers.

(Continue on a separate sheet / expand box if necessary)

6. This entrance/exit also leads on to a private road with public access on foot. The use this entrance/exit would inevitably lead to increased use of this road which is maintained at a cost to myself and other local residents.

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

The junction could not be a blind junction and would need to be sweeping like the others.  
A pavement would need to be built between your proposed entrance/exit and the industrial estate + better street lighting put in.  
Double yellow lines would need to be next to the pavement to prevent the current parking issue. (The yellow lines in this area are always parked on and never monitored).  
The double yellow lines in the area would actually have to be policed by the council.

- Homewood road entrance/exit (Continue on a separate sheet /expand box if necessary) would be better with the back area blocked off.

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No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have already suffered many near misses with drivers from the car park and the industrial estate. I also refuse to allow my mother to walk my daughter in that direction because of how dangerous the parked cars/junctions are with a pram. This would directly impact me and my family and I could provide you with useful input for consideration.

Signature:

Date:

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## Part B: Your Representation

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Paragraph

Policy

H9PU

Site Ref.

ATWS.

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support

Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes

No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes

No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes

No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

In the Planning Policy for Traveller Sites 2015 Section 7.a) pg2 states particular attention to early and effective communication with settled and traveller communities. There has been no early engagement with the settled community and no public consultation where questions could be asked. Both myself and my husband have requested this via [redacted] as has Councillor [redacted] on our behalf and the behalf of residents who attended Weddicar Parish council meeting.

In the Planning Policy for Traveller Sites 2015, Section 9 pg3 it says local planning authorities should be 'working collaboratively with neighbouring local planning authorities.

Section 10.c) states LPA should 'consider production or joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites'. I do not believe this has been done and it therefore doesn't meet the duty to co-operate.

(Continue on a separate sheet /expand box if necessary)

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

The guidance states that no modifications can be suggested for a failure to comply with the duty to co-operate.  
A public consultation should have been held.  
Joint development should have been considered.

(Continue on a separate sheet /expand box if necessary)

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Signature:



Date:

27/4/22

Please use a separate form for each site you wish to comment on and return this form **no later than 4.30pm on Tuesday 3<sup>rd</sup> May 2022**. We are unable to consider any responses received after this date.

*Thank you for completing this form*





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# Copeland Local Plan 2021- 2038

## Publication Draft: Gypsy and Traveller Site Consultation Response Form

### For internal use:

Resp. No. ....

Rep. No. ....

Date Rec. ....

This Representation Form provides the opportunity to comment on each potential, alternative Gypsy and Traveller site allocation currently being considered for inclusion within the Publication Draft of the Copeland Local Plan. The consultation documents can be viewed at:

<https://www.copeland.gov.uk/content/gypsy-and-traveller-site-allocation-consultation>. This consultation is a requirement under the Town and Country Planning (Local Planning) Regulations 2012 Regulation 19. Please complete one form per representation/site.

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**Part B: Your Representation**

1. To which part of the Consultation Document does this representation relate?

Paragraph  Policy  Site Ref.

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support  Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes  No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes  No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes  No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

*Please see attached typed document.*

(Continue on a separate sheet /expand box if necessary)

- 6. I do not believe the proposal for GTW5 is legally compliant or sound or meets the duty to co-operate because I believe the process in which the sites have been selected and deemed as potential opportunities for the settlement is both biased and corrupt. I do not believe that all of the land available to be used in Copeland has been considered and instead, [REDACTED] whose family require the settlement has had to source different pieces of land himself to suggest to Copeland Borough Council, (this information was obtained from Alan directly). The result of which has been that he has proposed GTW5 and in response, Copeland Borough Council have found some areas of land to put forward as proposals, most if not all of which do not meet the requirements of the settlement site, in order that the site which would indisputably be approved would be GTW5. There were 11 proposed sites, 4 were immediately discounted as too small for the required pitches and 5 due to landscape/character and bio-diversity reasons. I believe the inadequate site suggestions were put forward to ensure the selection of GTW5 as the preferred site.

GTW5 is included on the Open Space Assessment as protected open space (semi/natural green space), surely this means there is a more suitable alternative in order to protect this space. In the local plan it is evident there is a substantial amount of land allocated for housing, opportunity sites and employment sites, as well as other larger areas of green space including 299 pieces mentioned in the Open Space Assessment 2020. I would argue that these may form more adequate settings for the settlement, based on financial, implications, highways concerns (raised in another objection), drainage concerns (raised in another objection) and a query over the land being contaminated, not to mention the fact the land is supposed to be a protected green space.

I have spoken with [REDACTED] and will be requesting specifically which areas of land listed in the Local Plan appendices are owned by Copeland Borough council, as this is not defined as part of the plan. I understand that all land owned by CBC has been considered however, i find it hard to believe that there was no land any further south than Egremont which could have been suitable. In obtaining the information of the land owned by CBC I hope to see if this is true. Having spoken with [REDACTED] he has said that they would most definitely consider land South of Egremont if it would provide a suitable settlement site.

I understand that Highways and the Lead Flood Authority have been consulted in relation to GTW5 but I query if united utilities have been consulted, this is especially important given the concern over poor drainage in the area. If this has not been done then I believe this would not meet the standards for duty to co-operate. I would also note that is is mentioned in the Local plan 13.7.5 pg 143 that united utilities has been consulted in relation to the housing allocations, I would expect the same to be done for this site or it would also not be defined as deliverable.

I mention that I believe the site selection to be biased and corrupt from the offset, as well as the site having been selected by the family themselves as they stated at Weddicar Parish council meeting, the way in which the sites are written up in the site assessment also lead me to believe this. Here are some things which I believe to be discrepancies;



- Impact on heritage assets. GW4 mentions that development in the area may impact the Greenbank Guesthouse to the West which is a Grade II listed building. GW3 is in closer proximity to this guesthouse and yet it has no mention on that site assessment. For GTW5 in the same section it states that there are no heritage assets in the close proximity. This is incorrect, The Cross Guesthouse which is also a Grade II listed building is extremely close to the site and can be seen when standing in the preferred eastern section. The problems mentioned previously in relation to highways and drainage suggest that development on this site is likely to impact the guesthouse.
- GTW4 - This is the largest area suggested for the settlement site, whilst most of it is densely wooded and this is the main reason given for its' none suitability due to the impact on biodiversity and landscape/character. It does have sections of land which I believe would be big enough to house the 12 pitches, yet these areas are not mentioned. These areas are behind Derwentwater Road and Borrowdale Road. Another issue arising from this site is the fact that on the Local Plan, this area of Greenspace includes some green space in between the cemetery and businesses on Meadow Road and also a very sparsely wooded area at the junction for Meadow Road and Low Road. The impact on these areas are not likely to be the same as the densely wooded areas referred to on the site assessment. I would query why these potentially suitable areas have been let off the site assessment but included on the Local Plan, if not deliberately to make the site seem less suitable.
- GTW3 is also a wooded area as is GTW4 yet this does not seem to pose concern and has not been a reason to discount the site as it was for GTW4.
- GTE1 is a site at Egremont which has been partly discounted due to being a flood risk. [REDACTED] has posted on Facebook to say that Egremont has received 12million pounds to build flood defences in Egremont and the work is due to finish imminently. Have these not work and the area should still be classed as a flood risk or have they not be taken in to consideration for some reason?

In the assessment of site GTW5, it mentions the impact on biodiversity to be 'some individual trees and scrub', it also mentions the most eastern part of the site to be the preferred area for the settlement. This is actually the most likely place on the site to have an impact on biodiversity, as well as the area which would form an entrance/exit from Homewood Road. If we are trying to avoid the impact to biodiversity why would this particular area of the site be favoured?

The PPTS 2015

(4b) to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.

I will be submitting a freedom of information to find out the exact process that was adopted in order to identify the suggested 11 sites to ensure the above has been adhered to this in keeping

with the Duty to co-operate. The quality of the suggested sites leads me to believe this might not be the case.

## PPTS 2015

### Plan Making

11. Local Planning authorities should in producing their local plan;
12. a) identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.

They define that; to be considered deliverable, sites should be available now, offer a suitable location for development and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until planning permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites.

- I have mentioned in other objections and also above that the land on GTW5 is locally known to be a contaminated site for which permission for allotment/s has previously been refused. For this reason I feel doubtful there is any current planning permission on the site or that any future permission should be granted. (I will check this by submitting a freedom of information to acquire information on previous planning proposals and responses on this site). I have also submitted objections based not the drainage and likely flooding that would be caused by development on this site and questioned if United utilities have been consulted. As well as the inadequate and unsafe road structure on the Sneckyeat Road access. For these reasons I don't believe the duty to co-operate has been met. I do not believe GTW5 to be a sound suggestion for the site under the points of it being justified or effective. I don't believe other reasonable alternatives have been considered. I also don't believe it to be a deliverable site over the suggested 5 year period.

I also believe the Rural Exceptions Policy H15PU Local Plan pg 167 should be considered if it has not been and it is reasonable in these circumstances due to the considered cost of the development of GTW5 considering the potential drainage/highways issues and the likely cost to fix such problems.

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7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

Please see attached typed document.

(Continue on a separate sheet /expand box if necessary)

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Signature:

Date:

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7. Could you put more emphasis on your Empty Homes Policy and allow some of your housing allocation to be used as potential sites for the settlement? This would still assist in achieving your housing objectives but would mean there are more adequate options for the settlement site put forward.

I would like to note that the 2014 based household projections for England suggest CBC need to be building an average of 8.4 houses per annum. In the last decade the lowest number of houses built was 98 between 2020/202, this is at least 10% more than required. Whilst I appreciate it is part of the plan to prevent further population loss in the area to increase the housing, I would suggest that equal if not more importance should be placed upon the need to provide a site for the gypsy/traveller settlement site and as such we should be satisfied that that we are far exceeding the minimum required house builds and consider some of the land from housing allocation to be used. Alternatively, land from opportunity sites or employment sites could also be used where appropriate.

As an example (without the requested relevant documents showing if these are all council owned) some suggestions from the Local Plan would be;  
Employment sites - ES7, ES8, ES14, Opportunity sites OWH05, OWH08, OM10, OCL01 and housing allocations HM11, HM12, HAR, HD1, HSE2 and HSE3 to name a few. (Taken from the Local plan Appendices)

Give consideration to the use of the Rural exception policy due to the potential costs of the development of GTW5 and the lack of affordable land which meets the gypsy/traveller needs for a settlement site. This could potentially identify more suitable options for the settlement.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 02 May 2022 18:53  
**To:** Local Plan Consultation  
**Subject:** Gypsy/Traveller site GTW5 Sneckyeat Road

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Helpdesk<[https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fcopelandeu.freshservice.com%2Fcatalog%2Frequest\\_items&data=05%7C01%7Clocalplanconsultation%40copeland.gov.uk%7C741bb54804594680675308da2c64ab59%7Cb6d1253e02e144bb8e79fe4ee8606cf0%7C1%7C0%7C637871108119469788%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C2000%7C%7C%7C&sdata=g9jfALUgs6ZMTDv%2FyLb13ZHptpHeQhlm1bNsVBoRb8I%3D&reserved=0](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fcopelandeu.freshservice.com%2Fcatalog%2Frequest_items&data=05%7C01%7Clocalplanconsultation%40copeland.gov.uk%7C741bb54804594680675308da2c64ab59%7Cb6d1253e02e144bb8e79fe4ee8606cf0%7C1%7C0%7C637871108119469788%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C2000%7C%7C%7C&sdata=g9jfALUgs6ZMTDv%2FyLb13ZHptpHeQhlm1bNsVBoRb8I%3D&reserved=0)>

Dear Sir / Madam

I am a resident of [REDACTED] house name [REDACTED], I have read all of the objection points to me by an e mail from [REDACTED]

I agree with the points raised and wish to object to the site GTW5.

[REDACTED]  
Monday 2nd May 2022

Sent from my iPad

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 02 May 2022 18:58  
**To:** Local Plan Consultation  
**Subject:** Gypsy/Traveller Site GTW5 Sneckyeat Road

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I am a resident of [REDACTED] house name [REDACTED] have read all of the objection points sent by e mail from [REDACTED]

I agree with the points and wish to object to the site GTW5

Regards

[REDACTED]  
Monday 2nd May 2022

Sent from my iPad



**From:** [REDACTED]  
**Sent:** 02 May 2022 21:33  
**To:** Local Plan Consultation  
**Subject:** Objections  
**Attachments:** Objection 1 Contamination.pdf; Objection 2 Drainage (1).pdf; Objection 3 Highways.pdf; Objection 4 Engagement.pdf; Objection 5 Site Selection.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

**CAUTION: External email, think before you click!**  
Please report any suspicious email to our [IT Helpdesk](#)

Dear sir, I have been requested to send the below.  
Please accept this objection

*I am [REDACTED] and I reside at [REDACTED].  
[REDACTED] I have read all of the objection points provided to me by email  
from [REDACTED]. I agree with these points and wish to object to the Gypsy/Traveller site  
GTW5 on Sneckyeat Road in accordance with the points made by her.*

*Date 02/05/2022*



- 1 - Area with surface water flooding due to mast.
- 2 - area that caused surface water flooding.
- 3 - Area that floods due to blocked drains.
- 4 - where the water travels that almost flooded our house last year.
- 5 - My house.
- 6 - my neighbours - water then continues on to neighbours house.
- 6 - cross Overhouse Grade II listed building not mentioned on the plan (can be seen from 13)
- 7 - Problem area for car parking.

Kind regards. [REDACTED]



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# Copeland Local Plan 2021- 2038

## Publication Draft: Gypsy and Traveller Site Consultation Response Form

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Date Rec.	.....

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## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

Paragraph  Policy  Site Ref.   
 H10PU?

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support  Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes  No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes  No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes  No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I don't believe this to be legally compliant or sound as I don't believe consideration has been given to the below point and I don't believe it would be achievable within your 'desirable' 5 year timeframe, as stated is required for phase 1 of the settlement. It is known locally that the area is a contaminated site and planning permission has previously been refused for allotment/s.

The policy DS10PU: Soils, Contamination and Land Stability (pg 54/55) states it is the developers responsibility to provide the information at the time of the application. 'The full implementation of approved remediation measures will normally be required, prior to the commencement of, or the occupation of the proposed development of any phase.' I do I don't believe this has been considered in relation to site GTWS.

As stated in Planning Policy for Traveller Sites 20 Section 10-a) 4 pg 3.

(Continue on a separate sheet / expand box if necessary)

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

You would need to make a plan to remediate the contamination issues and have all of the remediation measures implemented prior to the commencement of any phase of development. I don't believe this is achievable within 5 years and thus the site is not deliverable..

(Continue on a separate sheet /expand box if necessary)

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Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Signature:



Date:

27/4/22

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## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

Paragraph

g, d, 1

Policy

H9PU

Site Ref.

GTWS.

H10PU?

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Support

Object

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Yes

No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes

No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes

No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I do not believe site GTWS is a reasonable suggestion for the settlement due to poor drainage at the site. A simple communications mast was erected at the site which caused surface water where the designated entrance on sneekyeat Rd is. It is also known that run off from the industrial estate ends up in the beck running through the farmers fields. Lastly, my house is a bungalow situated below the proposed site, this year my house nearly flooded, due to blocked drains in heavy rain. My husband rang united utilities who came 2 days after the report. My husband had to clear the drain himself. I believe this settlement would cause my house to flood because of poor drainage.

Ref- Strategic policy DS8PU: Reducing flood risk (pg 52 of local plan) section e) Avoiding development in areas where the existing drainage infrastructure is inadequate: unless appropriate mitigation is provided.

(Continue on a separate sheet / expand box if necessary)

See example map for more details.

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

You could consider replacing the inadequate drainage system, however I believe this would be costly.  
I don't believe sustainable drainage systems (SUDS) would be an option due to the contaminated land.  
Where could you direct the surface water? If the drainage system is inadequate, it would have to be your non preferred options 3/4 of your Policy DS9PU: Sustainable drainage. However, I'm not sure this would even be possible due to the poor drainage system currently in place.

(Continue on a separate sheet /expand box if necessary)

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have previous knowledge of the area and problems having grown up here for two decades. I have now moved back to the area in the last few years and my house would be at direct risk of flooding if this issue is not addressed correctly.

Signature:



Date:

27/4/22

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*Thank you for completing this form*





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# Copeland Local Plan 2021- 2038

## Publication Draft: Gypsy and Traveller Site Consultation Response Form

### For internal use:

Resp. No. ....

Rep. No. ....

Date Rec. ....

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## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

Paragraph

C, d,

Policy

H9PU

Site Ref.

GTWS.

H10PU?

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support

Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes

No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes

No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes

No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

I do not believe the option GTWS for the settlement to be legally compliant or sound due to the risk posed by the current structure of the road. As residents travelling from The Cross towards the proposed entrance/exit of site and the industrial estate, we have already had a number of near misses with cars exiting the industrial estate or turning in or out of the hospital car park. This has been even more of an issue since the car park was built and cars started parking on the road around your proposed entrance/exit on Sumerleyat Rd. Even with the sweeping junctions the cars struggle to see us and often don't even look, not considering cars will be coming from our direction. Additional traffic from our direction i.e. from the site would increase the problem. In reference to your local plan (pg 34) Methodology 5.4.13 it also does not include a safe walking route as there is no continuous pavement or adequate street lighting.

This is a busy area used by dog walkers.

(Continue on a separate sheet / expand box if necessary)

6. This entrance/exit also leads on to a private road with public access on foot. The use this entrance/exit would inevitably lead to increased use of this road which is maintained at a cost to myself and other local residents.

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

The junction could not be a blind junction and would need to be sweeping like the others.  
A pavement would need to be built between your proposed entrance/exit and the industrial estate + better street lighting put in.  
Double yellow lines would need to be next to the pavement to prevent the current parking issue. (The yellow lines in this area are always parked on and never monitored).  
The double yellow lines in the area would actually have to be policed by the council.

- Homewood road entrance/exit (Continue on a separate sheet /expand box if necessary) would be better with the back area blocked off.

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have already suffered many near misses with drivers from the car park and the industrial estate. I also refuse to allow my mother to walk my daughter in that direction because of how dangerous the parked cars/junctions are with a pram. This would directly impact me and my family and I could provide you with useful input for consideration.

Signature: 

Date:

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# Copeland Local Plan 2021- 2038

## Publication Draft: Gypsy and Traveller Site Consultation Response Form

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## Part B: Your Representation

1. To which part of the Consultation Document does this representation relate?

Paragraph

Policy

H9PU

Site Ref.

ATWS.

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support

Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes

No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes

No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes

No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

In the Planning Policy for Traveller Sites 2015 Section 7.a) pg2 states particular attention to early and effective communication with settled and traveller communities. There has been no early engagement with the settled community and no public consultation where questions could be asked. Both myself and my husband have requested this via [redacted] as has Councillor [redacted] on our behalf and the behalf of residents who attended Weddicar Parish council meeting.

In the Planning Policy for Traveller Sites 2015, Section 9 pg3 it says local planning authorities should be 'working collaboratively with neighbouring local planning authorities.

Section 10.c) states LPA should 'consider production or joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites'. I do not believe this has been done and it therefore doesn't meet the duty to co-operate.

(Continue on a separate sheet /expand box if necessary)

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

The guidance states that no modifications can be suggested for a failure to comply with the duty to co-operate.  
A public consultation should have been held.  
Joint development should have been considered.

(Continue on a separate sheet /expand box if necessary)

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Signature:



Date:

27/4/22

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**Part B: Your Representation**

1. To which part of the Consultation Document does this representation relate?

Paragraph  Policy  Site Ref.

2. Is the nature of your representation to provide support for or to object to the Proposal/Allocation?

Support  Object

3. Do you consider the Proposal/Allocation is legally compliant? (Please tick as appropriate)

Yes  No

4. Do you consider the Proposal/Allocation is sound? (Please tick as appropriate)

Yes  No

5. Do you consider the Proposal/Allocation complies with the Duty to Co-operate? (Please tick as appropriate)

Yes  No

6. Please give details of why you consider the Proposal/Allocation is not legally compliant, is unsound, fails to comply with the Duty to Co-operate, or if you wish to support it.

*Please see attached typed document.*

(Continue on a separate sheet /expand box if necessary)

- 6. I do not believe the proposal for GTW5 is legally compliant or sound or meets the duty to co-operate because I believe the process in which the sites have been selected and deemed as potential opportunities for the settlement is both biased and corrupt. I do not believe that all of the land available to be used in Copeland has been considered and instead, [REDACTED] whose family require the settlement has had to source different pieces of land himself to suggest to Copeland Borough Council, (this information was obtained from Alan directly). The result of which has been that he has proposed GTW5 and in response, Copeland Borough Council have found some areas of land to put forward as proposals, most if not all of which do not meet the requirements of the settlement site, in order that the site which would indisputably be approved would be GTW5. There were 11 proposed sites, 4 were immediately discounted as too small for the required pitches and 5 due to landscape/character and bio-diversity reasons. I believe the inadequate site suggestions were put forward to ensure the selection of GTW5 as the preferred site.

GTW5 is included on the Open Space Assessment as protected open space (semi/natural green space), surely this means there is a more suitable alternative in order to protect this space. In the local plan it is evident there is a substantial amount of land allocated for housing, opportunity sites and employment sites, as well as other larger areas of green space including 299 pieces mentioned in the Open Space Assessment 2020. I would argue that these may form more adequate settings for the settlement, based on financial, implications, highways concerns (raised in another objection), drainage concerns (raised in another objection) and a query over the land being contaminated, not to mention the fact the land is supposed to be a protected green space.

I have spoken with [REDACTED] and will be requesting specifically which areas of land listed in the Local Plan appendices are owned by Copeland Borough council, as this is not defined as part of the plan. I understand that all land owned by CBC has been considered however, i find it hard to believe that there was no land any further south than Egremont which could have been suitable. In obtaining the information of the land owned by CBC I hope to see if this is true. Having spoken with [REDACTED] he has said that they would most definitely consider land South of Egremont if it would provide a suitable settlement site.

I understand that Highways and the Lead Flood Authority have been consulted in relation to GTW5 but I query if united utilities have been consulted, this is especially important given the concern over poor drainage in the area. If this has not been done then I believe this would not meet the standards for duty to co-operate. I would also note that is is mentioned in the Local plan 13.7.5 pg 143 that united utilities has been consulted in relation to the housing allocations, I would expect the same to be done for this site or it would also not be defined as deliverable.

I mention that I believe the site selection to be biased and corrupt from the offset, as well as the site having been selected by the family themselves as they stated at Weddicar Parish council meeting, the way in which the sites are written up in the site assessment also lead me to believe this. Here are some things which I believe to be discrepancies;



- Impact on heritage assets. GW4 mentions that development in the area may impact the Greenbank Guesthouse to the West which is a Grade II listed building. GW3 is in closer proximity to this guesthouse and yet it has no mention on that site assessment. For GTW5 in the same section it states that there are no heritage assets in the close proximity. This is incorrect, The Cross Guesthouse which is also a Grade II listed building is extremely close to the site and can be seen when standing in the preferred eastern section. The problems mentioned previously in relation to highways and drainage suggest that development on this site is likely to impact the guesthouse.
- GTW4 - This is the largest area suggested for the settlement site, whilst most of it is densely wooded and this is the main reason given for its' none suitability due to the impact on biodiversity and landscape/character. It does have sections of land which I believe would be big enough to house the 12 pitches, yet these areas are not mentioned. These areas are behind Derwentwater Road and Borrowdale Road. Another issue arising from this site is the fact that on the Local Plan, this area of Greenspace includes some green space in between the cemetery and businesses on Meadow Road and also a very sparsely wooded area at the junction for Meadow Road and Low Road. The impact on these areas are not likely to be the same as the densely wooded areas referred to on the site assessment. I would query why these potentially suitable areas have been let off the site assessment but included on the Local Plan, if not deliberately to make the site seem less suitable.
- GTW3 is also a wooded area as is GTW4 yet this does not seem to pose concern and has not been a reason to discount the site as it was for GTW4.
- GTE1 is a site at Egremont which has been partly discounted due to being a flood risk. [REDACTED] has posted on Facebook to say that Egremont has received 12million pounds to build flood defences in Egremont and the work is due to finish imminently. Have these not work and the area should still be classed as a flood risk or have they not be taken in to consideration for some reason?

In the assessment of site GTW5, it mentions the impact on biodiversity to be 'some individual trees and scrub', it also mentions the most eastern part of the site to be the preferred area for the settlement. This is actually the most likely place on the site to have an impact on biodiversity, as well as the area which would form an entrance/exit from Homewood Road. If we are trying to avoid the impact to biodiversity why would this particular area of the site be favoured?

The PPTS 2015

(4b) to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.

I will be submitting a freedom of information to find out the exact process that was adopted in order to identify the suggested 11 sites to ensure the above has been adhered to this in keeping

with the Duty to co-operate. The quality of the suggested sites leads me to believe this might not be the case.

PPTS 2015

Plan Making

11. Local Planning authorities should in producing their local plan;
12. a) identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.

They define that; to be considered deliverable, sites should be available now, offer a suitable location for development and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until planning permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites.

- I have mentioned in other objections and also above that the land on GTW5 is locally known to be a contaminated site for which permission for allotment/s has previously been refused. For this reason I feel doubtful there is any current planning permission on the site or that any future permission should be granted. (I will check this by submitting a freedom of information to acquire information on previous planning proposals and responses on this site). I have also submitted objections based not the drainage and likely flooding that would be caused by development on this site and questioned if United utilities have been consulted. As well as the inadequate and unsafe road structure on the Sneckyeat Road access. For these reasons I don't believe the duty to co-operate has been met. I do not believe GTW5 to be a sound suggestion for the site under the points of it being justified or effective. I don't believe other reasonable alternatives have been considered. I also don't believe it to be a deliverable site over the suggested 5 year period.

I also believe the Rural Exceptions Policy H15PU Local Plan pg 167 should be considered if it has not been and it is reasonable in these circumstances due to the considered cost of the development of GTW5 considering the potential drainage/highways issues and the likely cost to fix such problems.

---

7. Please set out the modification(s) you consider necessary to make the proposal/allocation legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 6 above.

Please see attached typed document.

(Continue on a separate sheet /expand box if necessary)

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8. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the Examination hearing session(s)?

Yes, I wish to participate in the hearing session(s)

No, I do not wish to participate in the hearing session(s)

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Signature:

Date:

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7. Could you put more emphasis on your Empty Homes Policy and allow some of your housing allocation to be used as potential sites for the settlement? This would still assist in achieving your housing objectives but would mean there are more adequate options for the settlement site put forward.

I would like to note that the 2014 based household projections for England suggest CBC need to be building an average of 8.4 houses per annum. In the last decade the lowest number of houses built was 98 between 2020/202, this is at least 10% more than required. Whilst I appreciate it is part of the plan to prevent further population loss in the area to increase the housing, I would suggest that equal if not more importance should be placed upon the need to provide a site for the gypsy/traveller settlement site and as such we should be satisfied that that we are far exceeding the minimum required house builds and consider some of the land from housing allocation to be used. Alternatively, land from opportunity sites or employment sites could also be used where appropriate.

As an example (without the requested relevant documents showing if these are all council owned) some suggestions from the Local Plan would be;  
Employment sites - ES7, ES8, ES14, Opportunity sites OWH05, OWH08, OM10, OCL01 and housing allocations HM11, HM12, HAR, HD1, HSE2 and HSE3 to name a few. (Taken from the Local plan Appendices)

Give consideration to the use of the Rural exception policy due to the potential costs of the development of GTW5 and the lack of affordable land which meets the gypsy/traveller needs for a settlement site. This could potentially identify more suitable options for the settlement.