

Statutory Consultees and others sent 10th November 2021. Interim period between Issues and Options and final Published Version once sites were allocated.

Cadent Gas

CCG/NHS

Coventry City Council Policy Team.

English Heritage/Historic England.

Environment Agency.

Highways England. (now National Highways).

Hinckley and Bosworth Borough Council Policy Team.

National Grid.

Natural England.

North Warwickshire Borough Council Policy Team.

Nuneaton and Bedworth Borough Council - NBBC Environmental Health.

Nuneaton and Bedworth Borough Council - Parks and Open Space

Rugby Borough Council Policy Team.

Severn Trent Water – new connections.

Warwickshire Police – Place Partnership; Police Gypsy and Traveller Liaison and Business Operations.

WCC Ecology, Historic Environment and Landscape.

WCC Education.

WCC Highways.

WCC Infrastructure and Forward Planning..

WCC Lead Local Flood Authority – Flood Risk Management.

WCC Museums and Archaeology.

WCC Policy Team.

WCC Travellers Manager.

Organisation	Name	Email
Cadent	-	plantprotection@cadentgas.com
Coventry and Warwickshire Clinical Commissioning Group	-	cwccg.contactus@nhs.net
Coventry CC	-	localplan@coventry.gov.uk
Environment Agency	[REDACTED]	[REDACTED]environment-agency.gov.uk
Environmental Health	[REDACTED]	[REDACTED]nuneatonandbedworth.gov.uk
Highway Authority	[REDACTED]	[REDACTED]warwickshire.gov.uk
Hinckley & Bosworth BC	[REDACTED]	[REDACTED]Hinckley-Bosworth.gov.uk
Historic England	[REDACTED]	[REDACTED]english-heritage.org.uk
Lead Local Flood Authority	-	frmplanning@warwickshire.gov.uk
National Grid	-	nationalgrid.uk@avisonyoung.com
National Highways	[REDACTED]	[REDACTED]highwaysengland.co.uk
Natural England	-	enquiries@naturalengland.org.uk
North Warwickshire BC	-	planningpolicy@northwarks.gov.uk
Nuneaton and Bedworth BC (Parks)	[REDACTED]	[REDACTED]nuneatonandbedworth.gov.uk
Rugby DC	[REDACTED]	[REDACTED]rugby.gov.uk

Severn Trent Water	-	New.Connections@severntrent.co.uk
Warwickshire County Council (Archaeology)	-	planningarchaeologist@warwickshire.gov.uk
Warwickshire County Council (Ecology)	[REDACTED]	[REDACTED]warwickshire.gov.uk
Warwickshire County Council (Education)	[REDACTED]	[REDACTED]warwickshire.gov.uk
Warwickshire County Council (Infrastructure)	[REDACTED]	[REDACTED]warwickshire.gov.uk
Warwickshire County Council (Planning)	[REDACTED]	[REDACTED]warwickshire.gov.uk
Warwickshire County Council (Travellers)	[REDACTED]	[REDACTED]warwickshire.gov.uk
Warwickshire Police	[REDACTED]	[REDACTED] BusinessOperationsServicesDesk@warwickshire.pnn.police.uk
Western Power	-	wpdnewsuppliesmids@westernpower.co.uk

From: [REDACTED]
Sent: 11 November 2021 08:28
To: BusinessOperationsServicesDesk@warwickshire.pnn.police.uk
Subject: Assessment of potential gypsy sites
Attachments: Old Nursery.pdf; Sunrise Cottage.pdf; Winter Oak.pdf; Sunrise and Old Nursery Larger Scale.pdf; Winter Oak Larger Scale.pdf

Dear Sir/Madam,

Nuneaton and Bedworth Borough Council (NBBC) is progressing the production of the publication version of its Gypsy and Traveller Site Allocations DPD. Following an assessment of existing sites and a call for sites consultation there are three sites with the potential to accommodate additional pitches to assist in meeting the needs of the travelling communities over the coming years. These sites are:

1. Sunrise Cottage, Mile Tree Lane, CV2 1NT – additional pitches provided through intensification of existing site;
2. The Old Nursery, Parrotts Grove, CV2 1NR – additional pitches provided through change of use of land; and
3. Winter Oak, Watling Street, CV11 6BQ – additional pitches provided through intensification of existing site.

I attach plans of each site alongside plans of the wider area to assist in location of the sites.

NBBC is required to assess these sites further to ascertain if they are acceptable for allocation and if so, what requirements would be necessary should any planning application be submitted. I would be grateful if you could provide any comments on the sites, or requirements, by 26th November 2021.

Regards,

[REDACTED]
Principal Planning Officer

Phone: [REDACTED]

Email: [REDACTED]

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
CV11 5AA

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right thing**
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From:

Sent:

Subject:

Attachments:

10 November 2021 16:30

Assessment of potential gypsy sites

Old Nursery.pdf; Sunrise Cottage.pdf; Winter Oak.pdf; Sunrise and Old Nursery Larger Scale.pdf; Winter Oak Larger Scale.pdf

Dear Sir/Madam,

Nuneaton and Bedworth Borough Council (NBBC) is progressing the production of the publication version of its Gypsy and Traveller Site Allocations DPD. Following an assessment of existing sites and a call for sites consultation there are three sites with the potential to accommodate additional pitches to assist in meeting the needs of the travelling communities over the coming years. These sites are:

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Regards,

Principal Planning Officer

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Email:

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
CV11 5AA

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[REDACTED]

From: [REDACTED]@strategise.com
Sent: 30 November 2021 14:00
To: [REDACTED]
Cc: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG)
Subject: RE: Assessment of potential gypsy sites

Hi Phil,

Apologies for the delay, please see the CCG comment below:

The CCG has a duty to ensure that primary medical care (General Practice) infrastructure is adequately provided for within the Section 106/Community Infrastructure Levy framework and that funding of future health provision and access is not compromised through housing development and population growth. Primary Care services and the associated infrastructure is already operating at capacity in this area. Noting the population growth numbers associated with the plan of a circa 15 increase in pitches. Using the standard planning calculation of 2.4 persons per pitch this will result in a forecast population increase of 36. The CCG whilst recognising the impact of growth on healthcare funding and access, notes that this growth is below the current threshold for infrastructure funding request by the CCG.

Any queries please do let me know,

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 26 November 2021 14:34
To: [REDACTED]@strategise.com>
Cc: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]
Subject: RE: Assessment of potential gypsy sites

Afternoon [REDACTED]

Numbers are not definitive but indicatively, the additional pitches in each site could be as follows:

Sunrise – three;
The Old Nursery – five to six; and
Winter – six.

I'd rather have a late comment than none so early next week is fine – if I know it's coming I can work round it.

Cheers,

[REDACTED]
Principal Planning Officer

Phone: [REDACTED]

Email: [REDACTED]

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road

Nuneaton
CV11 5AA

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From: [REDACTED] <[\[REDACTED\]@strategise.com](mailto:[REDACTED]@strategise.com)>

Sent: 26 November 2021 13:29

To: [REDACTED]

Cc: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]

Subject: FW: Assessment of potential gypsy sites

Hi [REDACTED]

I support Coventry and Warwickshire CCG with their primary care estates planning, and have been asked to respond to you re the potential developments below. As I'm sure you are aware our primary care delivery sites are operating at capacity and the CCG works closely with the NBBC planning team with s106 requests for planning applications.

My first question before responding is do you have any scale parameters for the growth on sites listed below, as that will help inform our response and impact position. I appreciate the deadline for responses is today, - could you provide any further detail re numbers and then we will be able to prepare the response. I wonder if you are able to give an extension to the deadline – we will be able to provide a response early next week, once we check if there is any further detail re population growth from the proposed sites,

Many thanks

From: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]

Sent: 25 November 2021 16:31

To: [REDACTED] <[\[REDACTED\]@strategise.com](mailto:[REDACTED]@strategise.com)>

Subject: FW: Assessment of potential gypsy sites

[REDACTED]
Director of Primary Care

NHS Coventry and Warwickshire Clinical Commissioning Group

Address: Westgate House, Market Street, Warwick, CV34 4DE

Email: [REDACTED]

Website: www.coventrywarwickshireccg.nhs.uk



From: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]

Sent: 24 November 2021 18:53

To: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]
[REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]

(NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]

Subject: FW: Assessment of potential gypsy sites

Hello [REDACTED]

This is interesting and not only because of the site names! So there appears to be a request to assess these sites regarding some expansion to support these communities. I don't know whether this is me Nikkie. But I thought it would have implications to practice registration. Shall we pick up quickly tomorrow however the ask is before the 26th November – Friday!

Nuneaton and Bedworth Borough Council (NBBC) is progressing the production of the publication version of its Gypsy and Traveller Site Allocations DPD. Following an assessment of existing sites and a call for sites consultation there are three sites with the potential to accommodate additional pitches to assist in meeting the needs of the travelling communities over the coming years. These sites are:

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Many thanks

[REDACTED]

From: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]

Sent: 24 November 2021 16:08

To: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]

Cc: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]

Subject: FW: Assessment of potential gypsy sites

Copying in [REDACTED] – for review and cascade as required as it appears to be WN

From: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]

Sent: 24 November 2021 14:46

To: [REDACTED] (NHS COVENTRY AND WARWICKSHIRE CCG) [REDACTED]

Subject: FW: Assessment of potential gypsy sites

Hello,

I think that may have reached you via other sources but may need to be cascaded to other members of the Primary Care Team.

Many thanks,

From: [REDACTED]

Sent: 10 November 2021 16:30

Subject: Assessment of potential gypsy sites

Dear Sir/Madam,

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Regards,

[REDACTED]
Principal Planning Officer

Phone: [REDACTED]

Email [REDACTED]

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
CV11 5AA

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[REDACTED]

From: [REDACTED]
Sent: 22 November 2021 17:13
To: [REDACTED]
Subject: EA Response: Assessment of potential gypsy sites
Attachments: dps1.pdf

Good afternoon [REDACTED]

Please find attached our response to your recent query in relation to NBBC's forthcoming Gypsy and Traveller Site Allocations DPD.

If you have any queries do not hesitate to contact me.

Many thanks,

[REDACTED]

Senior Planning Advisor – Sustainable Places | West Midlands Area
Environment Agency | Sentinel House, 9 Wellington Crescent, Fradley Park, Lichfield, Staffordshire, WS13 8RR

Contact | **Ext:** [REDACTED] | **Int:** [REDACTED] | **Mob:** [REDACTED] | www.gov.uk/environment-agency
Non-working day Friday

Incident management standby role: Assistant Flood Warning Duty Officer (AFWDO)



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Our Ref: MV/ 15B901605

15 November 2021

Nuneaton and Bedworth Borough Council
planning.policy@nuneatonandbedworth.gov.uk
via email only

Dear Sir / Madam

**Assessment of Potential Gypsy Sites
November 2021
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Response

We have reviewed the above document and can confirm that National Grid has no comments to make in response to this consultation.

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning their networks.

Please see attached information outlining further guidance on development close to National Grid assets.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.



To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

 **Director**

 **Town Planner**



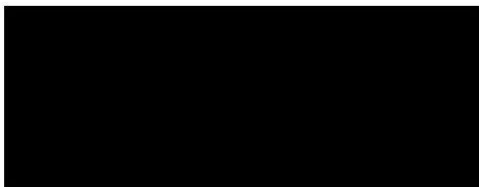


Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Director



For and on behalf of Avison Young

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: nationalgrid.uk@avisonyoung.com

[REDACTED]

From: [REDACTED]
Sent: 10 November 2021 18:03
To: [REDACTED]
Subject: RE: Assessment of potential gypsy sites

Hi [REDACTED] Hope you and yours are well. Thanks for the opportunity to input / comment.

Our only comment would be to emphasise each site should in some manner be properly assessed in terms of potential ecological impacts - as with any potential land that might be allocated in a Borough Plan - but the small scale of the sites - at least without checking site by site on aerial photography - suggests ecological impacts may be relatively limited - but a formal assessment should nonetheless be undertaken.

My recollection is that WCC were engaged for these purposes in general last time around. I'd suggest though that any WCC findings are first shared internally with Parks / myself for a quick internal review due to some slightly inconsistent findings when they last undertook that exercise in relation to previous Borough Plan allocations.

Thanks –

[REDACTED]

Green Spaces Planning Officer
Parks and Green Spaces Team

E-mail: [REDACTED]
Tel: [REDACTED]

Nuneaton and Bedworth Borough Council
Town Hall,
Coton Road
Nuneaton
CV11 5AA

www.nuneatonandbedworth.gov.uk

Twitter: @NBBCouncil

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From: [REDACTED]
Sent: 10 November 2021 16:30
Subject: Assessment of potential gypsy sites

Dear Sir/Madam,

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Regards,


Principal Planning Officer

Phone: 
Email: 

Nuneaton and Bedworth Borough Council
Town Hall
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CV11 5AA

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[REDACTED]

From: [REDACTED]
Sent: 24 November 2021 09:24
To: [REDACTED]
Subject: Fw: Assessment of potential gypsy sites
Attachments: Old Nursery.pdf; Sunrise Cottage.pdf; Winter Oak.pdf; Sunrise and Old Nursery Larger Scale.pdf; Winter Oak Larger Scale.pdf

OFFICIAL

Hi [REDACTED]

I have recently been made aware of this consultation and wanted to check with you if you had shared the details with the flood risk team at Warwickshire County Council?
Other than highways I imagine flood would be the main contributors to your thinking. Other service areas are only likely to respond at planning application stage once the number of pitches is known.

Thanks Phil,

Kind regards

[REDACTED]

Infrastructure Planning Lead
Strategic Growth and Infrastructure
Communities
Warwickshire County Council
PO Box 43
Barrack Street
Warwick
CV34 4SX

Tel: [REDACTED]

Email [REDACTED]



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From: [REDACTED]
Sent: 11 November 2021 09:59
To: [REDACTED]
Subject: Fw: Assessment of potential gypsy sites

OFFICIAL

Morning both

Apologies another consultation - apologies if you've already received it. Will you pick this one up and respond as necessary?

Many thanks.

Kind regards.

[REDACTED]
Service Manager (Planning Delivery)
Environment Services
Communities Directorate
Warwickshire County Council

Tel: [REDACTED]

Minicom: [REDACTED]

Email: [REDACTED]

www.warwickshire.gov.uk

From: [REDACTED]

Sent: 10 November 2021 4:30 PM

Subject: Assessment of potential gypsy sites

Dear Sir/Madam,

Nuneaton and Bedworth Borough Council (NBBC) is progressing the production of the publication version of its Gypsy and Traveller Site Allocations DPD. Following an assessment of existing sites and a call for sites consultation there are three sites with the potential to accommodate additional pitches to assist in meeting the needs of the travelling communities over the coming years. These sites are:

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Regards,

[REDACTED]
Principal Planning Officer

Phone: [REDACTED]

Email: [REDACTED]

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Town Hall

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CV11 5AA

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[REDACTED]

From: FRM Planning [REDACTED]
Sent: 23 November 2021 12:38
To: [REDACTED]
Subject: Re: Assessment of potential gypsy sites

Hi [REDACTED]

Many thanks for consulting the Lead Local Flood Authority (LLFA) on this.

We have reviewed the attachments provided. Our standard approach will apply for any planning application that comes forward on these sites. If any are considered 'major' development, then we request to be consulted with an appropriate surface water drainage strategy and/or Flood Risk Assessment. Guidance on the required content of these documents is available on our website <https://api.warwickshire.gov.uk/documents/WCCC-1039-95>

Kind regards,
[REDACTED]

Best regards,
Flood Risk Management

Please send responses to [REDACTED]

Flood Risk Management
Planning Delivery
Environment Services
Warwickshire County Council

Tel: [REDACTED]
Email: [REDACTED]
www.warwickshire.gov.uk

Emails sent to individual FRM officers may not be logged or processed promptly.

From: [REDACTED]
Sent: 10 November 2021 16:30
Subject: Assessment of potential gypsy sites

Dear Sir/Madam,

Nuneaton and Bedworth Borough Council (NBBC) is progressing the production of the publication version of its Gypsy and Traveller Site Allocations DPD. Following an assessment of existing sites and a call for sites consultation there are three sites with the potential to accommodate additional pitches to assist in meeting the needs of the travelling communities over the coming years. These sites are:

1. Sunrise Cottage, Mile Tree Lane, CV2 1NT – additional pitches provided through intensification of existing site;
2. The Old Nursery, Parrotts Grove, CV2 1NR – additional pitches provided through change of use of land; and
3. Winter Oak, Watling Street, CV11 6BQ – additional pitches provided through intensification of existing site.

I attach plans of each site alongside plans of the wider area to assist in location of the sites.

NBBC is required to assess these sites further to ascertain if they are acceptable for allocation and if so, what requirements would be necessary should any planning application be submitted. I would be grateful if you could provide any comments on the sites, or requirements, by 26th November 2021.

Regards,

[REDACTED]
Principal Planning Officer

Phone: [REDACTED]

Email: [REDACTED]

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
CV11 5AA

**let's do the
right thing
for Nuneaton & Bedworth**



HANDS



FACE



SPACE

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[REDACTED]

From: [REDACTED]
Sent: 26 November 2021 09:25
To: [REDACTED]
Subject: FW: Assessment of potential gypsy sites

Hi [REDACTED]

With regards to the Three addresses below I have conducted some intelligence checks that do not reveal any information that would give cause for concern with the proposals for these three sites. Both Sunrise Cottage and Winter oaks are established family sites of a small size. I am assuming that the intensification of these sites will be for the purpose of additional family accommodation. If this could be clarified and also the additional numbers of caravans or statics that are being suggested. It would be useful to have an idea of the overall size of the site once the new pitches have been introduced.

With regards to the Parrott's Grove site there are no immediate concerns but again it would be useful to have an idea of the proposed size of the site as this is a new development.

I am very keen to encourage the development of appropriate small provisions to assist in meeting the ongoing shortfall with accommodation needs of the GRT community. In general the only time we see significant problems from these developments is if they are too large and encourage being sold off out of family circle which on occasions if not effectively managed may have adverse impact on the community.

From what I see with the information I have on these three proposed developments this is not the case.

Hope this is of some help and any information you are able to share for our records would be appreciated.

Regards,

[REDACTED]

Gypsy and Traveller Liaison/Advisor
Warwickshire Police.
Tel: [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 11 November 2021 13:18
To: [REDACTED]
Subject: RE: Assessment of potential gypsy sites

Thanks [REDACTED]

That is useful. Will come back to you.

Regards,

[REDACTED]
Gypsy and Traveller Liaison/Advisor
Warwickshire Police.
Tel: [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 11 November 2021 12:52
To: [REDACTED]
Subject: RE: Assessment of potential gypsy sites

Afternoon [REDACTED]

Thanks for getting back to me. The sites were not put forward as part of the call for sites work – we engaged consultants earlier this year to undertake an accommodation needs assessment and as part of this they visited all the sites and interviewed those who wished to partake. As part of the household survey additional potential capacity at existing sites was identified. The sites were then visited last month to assess their suitability.

Names of land owners below.

Sunrise Cottage - [REDACTED]
The Old Nursery - [REDACTED]
Winter Oak - [REDACTED]

Cheers,

[REDACTED]
Principal Planning Officer

Phone [REDACTED]
Email: [REDACTED]

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
CV11 5AA

**let's do the
right thing**
for Nuneaton & Bedworth



From: [REDACTED]
Sent: 11 November 2021 09:36
To: [REDACTED]
Subject: FW: Assessment of potential gypsy sites

Morning [REDACTED]

I have been passed this enquiry from our Service desk.
More than happy to look into this, they are not sites that have hit my radar but are known to me. I am tied up the rest of this week and on leave next week but have scheduled some time to look at tis week commencing 22/11 so will come back to you with an update by 26th.

Can you just advise are these locations one where the owners have come forward in the call for sites and do you have details of the land owners?

Regards,

[REDACTED]
Gypsy and Traveller Liaison/Advisor
Warwickshire Police.
Tel: [REDACTED]
[REDACTED]

From: Business Operations Services Desk
Sent: 11 November 2021 09:10
To: [REDACTED]
Subject: FW: Assessment of potential gypsy sites

Good Morning

Please see e-mail detailed below (This has come through to the Service Desk) – Are you happy to deal with this?

Kindest regards

[REDACTED]
Business Operations Service Co-ordinator
Business Operations
Enabling Services Directorate
Warwickshire Police

Tel. [REDACTED]

Service Desk requests to personal emails will not be responded to. Please visit the BOS Portal or send requests to: [REDACTED]

From: [REDACTED]
Sent: 11 November 2021 08:28
To: Business Operations Services Desk [REDACTED]
Subject: Assessment of potential gypsy sites

Dear Sir/Madam,

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I attach plans of each site alongside plans of the wider area to assist in location of the sites.

NBBC is required to assess these sites further to ascertain if they are acceptable for allocation and if so, what requirements would be necessary should any planning application be submitted. I would be grateful if you could provide any comments on the sites, or requirements, by 26th November 2021.

Regards,


Principal Planning Officer

Phone: 
Email: 

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
CV11 5AA



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[REDACTED]

From: [REDACTED]
Sent: 25 November 2021 10:28
To: [REDACTED]
Cc: [REDACTED]
Subject: NBBC Gypsy and Traveller Site Allocations DPD assessment

Hi [REDACTED]

Your request for an assessment of the 3 potential Gypsy/Traveller sites has been passed on to me. Apologies for the slight delay in getting back to you.

Please see below comments from the Highway Authority:

Sunrise Cottage

This is an existing site and additional pitches would be provided, thereby intensifying the use of the access.

The existing gates are setback roughly 13.5 metres and have a width of 3.7 metres at that point. The site appears to have been operated as a Gypsy/Traveller site for some time and there have been no reported collisions to suggest the access has been detrimental to the highway.

Visibility to the south is ok however visibility to the North is restricted by overgrown hedgerow at around 80 metres, so as part of any planning application the visibility will need to be improved. Mile Tree Lane has a speed limit of 50mph so visibility splays of 160 metres should be provided, the splay appears to be achievable with some cutting back of the hedgerow.

Old Nursery

There are concerns with the accesses to the site as they are currently set out. The site has 2 accesses that could operate as an in-and-out arrangement with one access close to the dwellings to the north (wayside) and the other adjacent to the recent conversion to a dwelling to the south.

As part of any future planning application further information will be required to detail which access is to be used and what controls would be in place to restrict the use of the other access. The recent conversion of the existing building (accessed via the southern access - application 037168) showed boundary features were to be placed within the site to restrict access to the wider site therefore only providing access to the dwelling (effectively splitting the site in half). So, it appears that the northern access will need to be used. It will need to be shown what area would be used for pitches, which accesses can be used and how the use would affect the dwelling. Comments below on both accesses;

Northern Access (Adjacent Wayside)

There are concerns with this access that do not appear to be able to be overcome. Parrots Grove again has a speed limit of 50mph so visibility splays of 160 metres should be provided. Whilst this is achievable to the south, to the north the splay is restricted to around 42 metres due to the neighbouring wall and plantings. As the splay would go over 3rd party land improvements to the visibility are unlikely to be achievable. Available speed data shows average speeds of 40-45mph so the 85th percentile speeds are likely close to the posted limit so it is considered that 'y' distances of 160 metres would be required.

The access may be too narrow to allow for a vehicle towing a caravan to pass another vehicle waiting within the access. The access needs to be made wide enough to allow a vehicle to enter the site and pass another vehicle waiting at the 'give-way' line without overrunning the footway/verge. Swept path analysis would be required to show that the manoeuvres are achievable.

The gates may also need to be setback further to allow the largest vehicle to enter the site to completely exit the highway whilst the gates are opened/closed. See further comment below in general comments.

Southern Access

This access is considered more suitable due to the increased width and improved visibility.

However as mentioned above it is unclear if this access would be available for use.

The existing gates are around 5.3 metres setback from the carriageway and have a width of 6 metres, as part of the previous application these gates are to be moved into the site to be setback 6 metres.

During the site visit it was noted that the dwelling protrudes into the access, reducing the total width, which does not appear to be in accordance with the approved plans. This could result in conflict around the access as it may reduce the manoeuvring room for any vehicles entering/exiting the site.

Visibility splays of 160 metres should be achievable for this access however the splay to the north would need to be measured to 1 metre out from the nearside of the carriageway due to the existing telegraph pole obstructing visibility to the nearside.

The Highway Authority would recommend that 1 point of access is maintained to provide access to the site (Southern access) and the other access closed. If the separation of the site as a result of the recent planning application would not enable this to happen the Highway Authority has concerns with the Northern access and improvements do not appear to be achievable.

PRoW B38 runs adjacent the site to the north so WCCs PRoW team may need to comment on the proposals.

Winter Oaks

This site is accessed off the A5 Watling Street which is owned and maintained by National Highways (NH). Additional pitches on the site are unlikely to have a detrimental effect on the Highway Authority's network (Higham Lane). NH should therefore be consulted to comment on the suitability of the site access and impacts on their network.

General Comments

Further information will be required as part of any future planning applications to indicate the number of pitches being proposed, and what would occupy these pitches. Would all the pitches be static caravans or temporary with the caravans moving regularly?

What size caravans would be proposed? Further information would be required to detail the size of any caravan and vehicle towing a caravan (if proposed). Looking at the existing sites there appears to be a mixture of caravan types however taking the worst case of a caravan of around 7 metres in length being towed by a long wheelbase Transit van (around 6 metres) the total length of the vehicle could be around 13 metres. Any gates within the access would therefore need to be setback a sufficient distance to allow the vehicle to exit the highway completely whilst the gates are opened or closed.


Suitable bin collection points should be provided within the site so that bins are not stored within the highway for the old nursery site. NBBC refuse team will need to agree with the location of the collection point. The other sites are all existing however if the additional pitches would result in additional bins being presented on collection days, then suitable collection points will be needed for these additional bins.

Any questions please don't hesitate to contact me.

Regards,


Development Management Engineer
Planning Delivery
Communities
Warwickshire County Council

Tel: 

Email: 

www.warwickshire.gov.uk

COVID 19 STATEMENT

During this unprecedented period of the global pandemic COVID-19, please be advised that **Warwickshire County Council are implementing the following protocols:**

- ❖ We are following Government and WHO guidelines
- ❖ Wherever possible staff are working from home and reducing face to face contact
- ❖ Ensuring the wellbeing of our dedicated staff is paramount whilst we remain committed to providing a high-quality service.

If you need to contact us please email officers directly or email our monitored inboxes - highwayconsultation@warwickshire.gov.uk for highway planning consultation queries and s38admin@warwickshire.gov.uk for highway technical approval/site related queries.

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[REDACTED]

From: [REDACTED]
Sent: 26 November 2021 09:25
To: [REDACTED]
Subject: FW: Assessment of potential gypsy sites

Hi [REDACTED]

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Warwickshire Police.
Tel: [REDACTED]

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[REDACTED]

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Winter Oak - [REDACTED]

Cheers,

[REDACTED]
Principal Planning Officer

Phone [REDACTED]
Email: [REDACTED]

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for Nuneaton & Bedworth



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Tel: [REDACTED]
[REDACTED]

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To: [REDACTED]
Subject: FW: Assessment of potential gypsy sites

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Kindest regards

[REDACTED]
Business Operations Service Co-ordinator
Business Operations
Enabling Services Directorate
Warwickshire Police

Tel. [REDACTED]

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Regards,


Principal Planning Officer

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Email: 

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[REDACTED]

From: [REDACTED]
Sent: 12 November 2021 11:01
To: [REDACTED]
Subject: FW: 4147788 FW: Assessment of potential gypsy sites - Winter Oak, A5 Nuneaton Sunrise and Old Nursery Larger Scale.pdf; Winter Oak Larger Scale.pdf; Application for New or Augmented Connections.pdf; Emu_12112021_091713.overlay-Default-000.pdf
Attachments:

Hi [REDACTED]

I have been passed your enquiry with regards to the Winter Oak site.

I have attached a map of our network to show that if the site was to be expanded on surrounding land there may be a requirement for our 11kV overhead line to be diverted/undergrounded.

I have also attached our application form should there be a requirement for an increase to the electricity demand on site as we may need to quote for a new supply.

I trust that this information will suffice, but if you have any further questions please do not hesitate to contact me.


Regards,

[REDACTED]

[REDACTED]

Planner
Hinckley & Nuneaton
Tel: [REDACTED]
Team Support: [REDACTED] Telephone Hunt Group No [REDACTED]
Team Manager: [REDACTED] Telephone DDI: [REDACTED]



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From: [REDACTED]
Sent: 10 November 2021 16:30
Subject: Assessment of potential gypsy sites

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Regards,


Principal Planning Officer

Phone: 

Email: 

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
CV11 5AA



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[REDACTED]

From: [REDACTED]
Sent: 12 November 2021 13:24
To: [REDACTED]
Subject: New sites - enquiry 4147772
Attachments: Sunrise Cottage Emu_12112021_120803.overlay-Default-000.pdf; The Old Nursery Emu_12112021_120803.overlay-Default-000.pdf; Winter Oak Emu_12112021_120803.overlay-Default-000.pdf

Good afternoon [REDACTED]

I've attached a network diagram for each site and mentioned anything I can see that's obvious.
FYI - Diversions are of course possible, but they are chargeable jobs if needed

Sunrise Cottage – Overhead line (OHL) on the site which potentially may require diverting (dependant on location of plots and proximity to OHL)
The Old Nursery – Existing supplies on site only
Winter Oak – HV on site which may potentially need a diversion (for example if any additional access is required or changes to level of the ground)

None of the sites have anything that's a "show stopper" in terms of electricity, as you would say.

Kind regards

[REDACTED]
Planner
SE Warwickshire
Tel: [REDACTED]
Team Support: [REDACTED]
Team Manager: [REDACTED]



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