

## **Response from David Mitchell to Inspector's G&Ts Pre-hearing Questions**

**From:** David Mitchell

**Sent:** 28 May 2020 21:22

**To:** Tony Blackburn

**Subject:** Re: Rossendale Local Plan Gypsy and Travellers Transit Site consultation

Dear Sir,

Thank you for inviting me to reply to the Inspectors questions regarding the proposed Gypsy camp at Sharneyford.

My response is as follows;

1a Council to reply

1b Eight caravans seems a very high figure of transient travelling people compared to the number of residents in Sharneyford. This translates to 32/48+ transient people in a village of about 100 residents.

1c I do not know what Duty to Cooperate processes have been carried out except from the response from Todmorden Town Council. Todmorden Town Council have expressed many valid points against this development namely, exposure due to altitude, no local amenities, dangerous access to the site, architectural concerns regarding the history of the site and the close proximity of the original Toll Road House.

2a Council to reply

2b Council to reply

2c Council to reply

2d Council to reply

2e Nothing has changed except the council has succumbed to enter an illegal and unenforceable deed of covenant against a minority ethnic community at Futures Park, and now has suggested a compulsory purchase order of this land against the landowners wishes.

3a A lease agreement with a deed of covenant regarding development outside of the land of a leaseholder is not enforceable indeed it appears to be racist in this case.

In addition, the council has previously stated that the whole of Futures Park was developed using grant money only for industrial development of industry and innovation." Any deviation from this may result in a claim back of grant money", the fact that the privately owned offices currently rented by the council for more than ten years has now made this claim very obsolete.

3b The council has previously favoured this site. It fits in with all recommendations. It makes sense for ease of management and control , problems such as illegal tipping can be addressed at an early stage and management in general can be easily controlled. It is much closer to amenities such as bus routes and Police.

4a With regards to sustainability..... We owned a caravan in Sharneyford which was picked up by the wind in 1984 and pieces of it were found at Gauxholme Arches in Todmorden 6 miles away. It is not a place for transient caravans. I personally went to

the Astronomy Centre which was and still is close by and was then inhabited with several caravans and I installed ground bolts and chains to stop any similar incidents. Nearest bus stop is outside the site I think, but there aren't many buses! Four a day on a good day?

4b yes to first question , no to second question.

4c No available services. Huge cost for implementation.

4d Council to reply

4e Sharneyford is beautiful in good weather, the other 364 days of the year thick stone walls good insulation and lots of heating makes it sustainable.

4f All of the site is within the area of high risk for flooding and dispersal to the lower valleys both Calderdale and Rossendale. United Utilities have planted many thousands of trees on the Calder side of this site to "SLOW THE FLOW" I do not think that there has been any consultation from Rossendale with UU on this subject. Any hardstanding in this development site will result in faster water flows towards Bacup and Todmorden.

4g The effect on the landscape to the Entry to Rossendale and Lancashire would be very detrimental. It is an area of "Outstanding Natural Landscape and Beauty" not a site for a Transit Site. It should not be at the predominant entrance to either valley ie Calderdale or Rossendale. Planting of trees would take 20 years or more of growth to cover this development.

4h Not consistent.

4i Bad Bend Short Viewpoints

4j Original Todmorden Old Road Toll House steeped in history dwarfed by a gipsy transient site

4k Council to reply

4l Council to reply

5a Council to reply

5b Council are already struggling with management in addressing a major illegal tipping activity at a nearby farm less than one mile away. This has been ongoing for 5 years plus without resolution.

Similar illegal tipping would possibly occur at the proposed transient site. Such a site needs to be open to close scrutiny and control, not on the periphery of urbanisation.

5c Council to reply. Services are not available on site but could be provided at a very high cost. .

5d Council to reply.

6a Reducing the size of allocated areas within the site does not remove the potential of unauthorized use of unallocated land, unless strict controls are brought in. This would be difficult in such a remote area.

6bcd Council to reply.

I would be grateful for my comments to be put forward.

Yours faithfully,

David Mitchell.