

[Redacted]

From: Ken Guest [Redacted]
Sent: 27 March 2023 23:21
To: localplan@york.gov.uk
Subject: Category EX/CYC/88 - Gypsy and Traveller Accommodation Assessment
Attachments: Local Plan Modification - The Stables SP-1.pdf

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Please find attached file below

Category EX/CYC/88 - Gypsy and Traveller Accommodation Assessment

Ref Site: SP1 'The Stables' Proposed Travelling Showpersons Plots / Yards

K Guest

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: Ken Guest [Redacted]
Sent: 27 March 2023 23:44
To: localplan@york.gov.uk
Subject: City of York Local Plan Main Modifications Consultation 2023
Attachments: Local Plan Modification - The Stables SP-1.pdf

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To Local Plan Team

Appologies I hope that you received the attached file with my initial email. Something went wrong at my end and it dropped the attachment.

Would appreciate confirmation email from you.

K Guest

[Redacted]

[Redacted]

[Redacted]

From: Ken Guest [REDACTED]
Sent: 27 March 2023 23:05
To: localplan@york.gov.uk
Subject: City of York Local Plan Main Modifications Consultation 2023

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Category EX/CYC/88 - Gypsy and Traveller Accommodation Assessment

Ref Site: SP1 'The Stables' Proposed Travelling Showpersons Plots / Yards

To Local Plan Team

It is now almost 13 years since CYC REFUSED a primary Planning Application to use 'The Stables' paddock as a single Travelling Showman's Plot/Yard. And it will be 12 years this year since the Planning Inspectorate REFUSED the appeal of that associated application. Yet here we are, local residents still fighting to prevent the same applicants from being granted permission to turn 'The Stables' Green Field paddock into 4 TSP plots/Yards. How ridiculous. Such TSP 'mixed use' plots are not permitted in the Green Belt or in any other rural area.

This element of The Plan has turned into a classic case of Positive Discrimination where members of the Travelling community are being treated more favourably than those in the settled community. National Planning Policy states that 'ALL' parties in the communities should be treated equally with no 'special' privileges.

A few things to consider: 'The Stables' Site is NOT directly adjacent to any commercial properties ... it is immediately adjacent to Elvington Lane and 5 homes in the settled community. The TSP family who currently live on the site (without permission) do nothing to keep it looking neat and tidy. In fact the site is not tended and is generally an eyesore. The family occupying the site DO NOT pursue a Travellers lifestyle. Instead they live in a chalet park

home ALL year round. N.B. The fairground equipment stored on site is NEVER in use, it just sits there doing nothing at all other than spoiling the visual outlook of nearby parties. It does not appear to be in commercial use (none of it).

In summary; The Stables site is a Green Belt paddock surrounded by homes of the settled community. It would be extremely inappropriate to impact our lives with a business such as this. I recall (in The Press) that members of the Local Plan team had claimed that over 100 hectares of Brown Field land had been identified within the plan area. This means that there must surely be better, more appropriate TSP sites than 'The Stables'. I don't believe that much effort (if any) has been given towards identifying such sites at other more appropriate locations.

K Guest

[REDACTED]

[REDACTED]

[REDACTED]

From: Ken Guest [REDACTED]
Sent: 30 March 2023 12:23
To: localplan@york.gov.uk
Subject: Re: Category EX/CYC/88 - Gypsy and Traveller Accommodation Assessment

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Hi [REDACTED]

Please accept this email in confirmation that I agree with your [privacy policy](#) and that I would also like to remain on your database of contacts for future planning policy consultations.

Regards

K Guest

On 28 Mar 2023, at 15:31, localplan@york.gov.uk wrote:

Hi Mr Guest,
I can confirm receipt of your submission to our Local Plan Main modifications consultation, including the attachment.
Please could I ask you to confirm by return email whether you agree with our [privacy policy](#) and if you would like to remain on our database of contacts for future planning policy consultations.
Many thanks
[REDACTED]

From: Ken Guest [REDACTED]
Sent: 27 March 2023 23:21
To: localplan@york.gov.uk
Subject: Category EX/CYC/88 - Gypsy and Traveller Accommodation Assessment

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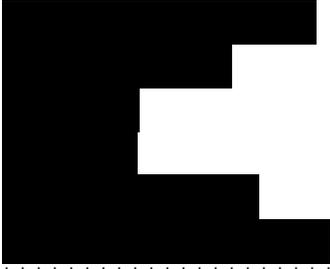
Please find attached file below

Category EX/CYC/88 - Gypsy and Traveller Accommodation Assessment

Ref Site: SP1 'The Stables'

Proposed Travelling Showpersons Plots / Yards

K Guest



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Local Plan Modifications Consultation

Comments and Objections to proposed Travelling Showpersons site (3 plots) at **The Stables, Elvington - Topic Paper 1, Annex 5, Site Ref: SP1**

In conjunction with this submission, please read through my extensive Local Plan consultation submission (dated October 2017) relating to this site. In addition, I now have the following comments in respect of the recently proposed 'modifications' to the Local Plan.

In its blatant favouritist efforts to comply with the desires of members belonging to the travelling community, CYC is now proposing to remove The Stables paddock from the Green Belt presumably in order to reduce or eliminate the associated planning constraints of inappropriateness and encroachment etc. that have led to the 5 time previous refusals of planning permission to grant this site use as a single permanent Travelling Showperson's plot (more recently requested extended to permit 3 permanent plots on the site).

In doing so, CYC are electing to:

- Totally ignore the 2011 ruling by your Planning Inspector colleague Mr Phillip Major who only permitted 5 years Temporary use of the site (as a single TSP plot) in order to afford CYC 'ample time' to identify an '**alternative appropriate**' plot not the very same plot. N.B. CYC Planning extended that Temporary Permission by an additional 4 years in 2016 to give time to include it in the Local Plan.
- Totally ignore every aspect of National Planning Policy in relation to Travelling Showpersons plots ... including the fact that defined 'Mixed Use' TSP Plots should not be permitted as Rural Exception/Inset sites (irrespective of Green Belt status) and should be restricted solely to Brown Field locations. Following the last round of consultations I distinctly recall CYC publicly celebrating the fact that they had identified 'in excess of 100 hectares of Brown Field land for re-development'. How then can they possibly justify removing this land from the Green Belt in order to accommodate such inappropriate TSP plots?

- Totally disregard the numerous (hundreds) objections from local residents, our Local Councillor, Parish Council, Elvington's own planning group (Keep Elvington Rural) and our MP.
- Ignore the fact that in the pre-Local Plan Site Assessment Exercise (conducted by an independent contractor), The Stables site scored well below the minimum required to even qualify for inclusion in the Local Plan. That document has been well hidden away by CYC.
- Remove The Stables paddock from the Green Belt purely in response to previous (failed) Planning Applications submitted by members of the Travelling community. I believe such behaviour is against NPP ... especially where Very Special Circumstances have been ruled out. Members of the settled community would most certainly not have received this special treatment and hence CYC are behaving in an extremely positive discriminatory fashion towards the TSP applicants.
- Overlook the fact that the TSP family in temporary residence have continuously breached their conditions of residency, have introduced an enormous number of additional trailers, caravans, fairground equipment (including HGV wagons together with large HGV size trailers) and a very large chalet style park home where they live year round. They do not 'travel' anywhere. The total volume of equipment on site today (most of which never leaves the site and is therefore not in commercial use) is many times greater than was permitted by the Planning Inspector in his 2011 ruling. And the greater area of the Stable paddock is untended, covered in weeds and with no form of effective screening from adjacent homes.
- Over-ride their widely stated commitment to protect the Green Belt against all inappropriate development or does that not apply to requests received from members of the travelling community ?
- Ignore the fact that The Stables site not only lies within the Green Belt but falls within the central zone of the Elvington > Heslington nature corridor (the Tillmire).

All the foregoing considerations clearly demonstrate that The Stables green field paddock should not be extracted from the Green Belt and should certainly not be given over to use as a permanent TSP plot (or plots). Even as a single temporary TSP plot it is incongruous in every respect with adjacent homes and the surrounding land. The site is immediately adjacent to 5 Green Belt properties whose residents take great pride in their homes and gardens which are all well-tended compared to the complete eye-sore that is the current temporary TSP



plot which continues to regularly expand with the introduction of more and more seemingly redundant equipment apparently destined for long-term storage on this site..... see photo. A site which clearly destroys the openness and visual amenity across the Green Belt.

So, Mr/Mrs/Ms Planning Inspector, my neighbours and I are counting on you to apply National Planning Policy to this site proposal. Please do not allow CYC to remove this site from the Green Belt and allocate it for use as a permanent TSP plot or plots. They must instead identify an appropriate tranche of Brown Field land as per NPP Guidelines and as previously instructed by the Planning Inspector back in 2011. Taking land such as this out of the Green Belt simply to satisfy the wishes and demands of travellers could help to set an undesirable precedent.

Note that CYC have very recently refused Planning Permission on Green Belt issues to a couple of proposed developments within 500 metres of The Stables site. Additionally, they imposed very tight Green Belt restrictions to the design and specifications of a new house build just 200m away from ,and in a virtually identical setting to, The Stables. And yet now it seems they are in favour of permitting a totally incongruous TSP site development in an almost identical and virtually adjacent location. And doesn't the large caravan/chalet home blend in seamlessly with the local architecture of other (somewhat older)

properties here at Brinkworth Estate ? Someone in CYC needs to explain these inconsistencies of policy.



Addendum:

Notwithstanding my absolute opposition to the contrived proposed modification of the Local Plan by CYC to remove The Stables Site from The Green Belt and allocate its use for Travelling Showpersons Plots; should that proposal be approved then I, as the 'willing owner' of house and land (The Old Coach House, Brinkworth Hall) immediately adjacent to The Stables site hereby request equal treatment of my property such that my land and house are also removed from the Green Belt. To effectively treat the same request on two adjacent pieces of land differently would surely constitute clear discrimination against a member of the settled community whilst applying special treatment to members of the travelling community. I believe that Planning Law states that 'fair and equal treatment' must be applied to all members of the community.

K Guest

