

**From:** [REDACTED]  
**To:** [SheffieldPlan](#)  
**Subject:** Representation on Proposed Traveller Site Reference: S04632 / SES03  
**Date:** 11 January 2023 19:33:04

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Dear Sheffield Council,

Having reviewed the plan for the south-east Sheffield area, I would like to make a representation re: site reference S04632 / SES03 as being unsuitable on the 'Soundness' of the plan.

I have broken this down into the following points, with reference to central government guidance published here: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/11439/designinggypsiesites.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11439/designinggypsiesites.pdf), particularly Chapter 3: Site location/selection - permanent sites. The referenced chapters of the guidance are listed at the start of each point for ease of review.

Point 1 - Safety of Selected Site (central government guidance chapters 3.3 and chapter 3.18): I do not believe the site selected would provide a safe environment for the gypsy/traveller community.

The proposed site is located adjacent to an exceptionally busy road, used as the main access route to both the Drakehouse and Crystal Peaks retail parks. This road is heavily used by local, commuter, and visiting traffic. It is also used as a commuting route between Beighton, Killamarsh, and Chesterfield, as well as for access to the A57. Central government guidance states that the health and safety of relatively high numbers of children on site should be considered - limited pedestrian crossing areas are available on the road, some of which are not traffic light controlled. This would present a safety risk both to traffic and local residents.

Additionally, the proposed site is adjacent to a light industrial site at the north end of the Drakehouse retail park area, as well as a number of smaller light industrial sites (garages, etc.), contravening section 3.3.

Point 2 - Sustainability of Site (guidance chapter 3.9): Central government guidance highlights the importance of the sustainability of the site, including consideration of noise and disturbance to both the gypsy and traveller communities on site, and the wider community. Due to the nature of the site on the busy access road mentioned previously, and points referenced in the central government guidance that mobile homes/caravans provide worse noise mitigation than traditional homes, it is likely that the volume of traffic would disturb the travellers on site and make it unpleasant to occupy. Additionally, the regular movement of gypsy and traveller vehicles is mentioned in guidance as a consideration point. As access to the site would need to be from this road, as no access can be gained from the housing estate to the east, additional traffic, tailbacks, and impact to residents, commuters, and shoppers should be expected.

Point 3 - Scope to provide essential services (guidance chapters 3.13 - 3.15): Guidance highlights the importance of providing mains water, drainage, and sanitation. As the site is currently greenfield, significant investment and construction would be required to make this available on site. This would be complicated by the high pressure gas pipe running across the proposed site, and could impact the suitability of the site for development.

Point 4 - (guidance chapter 3.17) - Whilst the site is not a brownfield one, it does feature a major electrical pylon, which runs across the field from the north-east to the south-west. These pylons are of the large metal type, and emit a near-constant buzzing noise in all weathers. These pylons have generated complaints from local residents living on the estate directly to the east of the proposed site. Government guidance highlights that sites close to electricity pylons are unlikely to be suitable. The pylons will also pose an additional safety factor, as per guidance chapter 3.3.

Point 5 - sloping ground (guidance chapter 3.19): The ground proposed for the site slopes from a high point in the north and east, down to a low point by the road in the west. In winter, and during heavy rain, the low point can often become waterlogged and experience local flooding. Additionally, the exposed sloping nature of the ground may make the site unsuitable for caravans may be overturned in high winds. The field proposed has limited wind breaks and is located at one of the highest points in the area, including an ordnance survey height marker in the field directly to the north.

Point 6 - loss of greenfield land used by local residents and impact to wildlife: the proposed site is entirely located on greenfield land which provides a key 'wildlife corridor' between a number of sites of natural beauty or reclaimed land such as the Shirebrook nature reserve. Additionally, the land is regularly used by local residents for leisure pursuits such as dog walking in addition to the adjacent field to the north.

Thank you for taking the time to read this representation. I would urge the council to reconsider this proposed gypsy/traveller site's suitability based on the above.

Yours sincerely,

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