

From: karla tabony [REDACTED]
Sent: 18 May 2026 16:36
To: Consultations
Subject: Objection to draft local plan W6 and W9

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To: The Planning Inspectorate

Subject: Formal Objection to Draft Local Plan Allocations W6 and W9

I write to formally object to the inclusion of sites W6 and W9 within the draft Local Plan.

Part of the land included within the draft allocation boundaries is land that I own. I have never given permission for my land to be included within the Local Plan allocation, nor have I been consulted regarding its proposed use. I formally request that all land within my ownership is immediately removed from the draft Local Plan allocation.

I have obtained an independent professional land survey completed in 2025 which accurately identifies and confirms the correct legal boundaries of my land ownership. This evidence demonstrates that the draft plan incorrectly includes land outside the ownership and control of the proposed site promoters. The inclusion of land without the owner's consent and without proper consultation raises serious concerns regarding the legality and soundness of the draft Local Plan.

In addition, there are strict legal covenants affecting the land which clearly prohibit uses including caravans and related forms of occupation. All local residents neighbouring the site share the same covenants and I for one will not agree for it to be lifted. As such, the land is not legally suitable for use as a traveller site or traveller pitches. These covenants would also create significant legal barriers and severely impact the deliverability of the site allocation. The Council has failed to properly consider these material legal restrictions when preparing the draft allocation.

The Council has also failed to demonstrate that reasonable alternative sites have been properly assessed. There are a number of alternative sites within the local area, including existing traveller sites, which could accommodate additional pitches more appropriately. The housing strategy states that any new traveller pitches should be accommodated through extensions or intensification of existing traveller sites and that any traveller site should be limited to a maximum of ten pitches. Why has this not been adhered to? The draft allocation fails to comply with these stated policy principles and therefore appears inconsistent with the Council's adopted strategic approach.

Residents' lives and neighbouring properties will also be severely impacted by this proposal, yet these impacts do not appear to have been properly considered within the draft plan process.

Furthermore, the entrance of the access track required to assist to serve the site is not owned by the landowner who has put forward the W6 and W9 allocations. I have not been consulted regarding the proposed use of this land for access purposes, which further undermines the deliverability and soundness of the allocation.

I also wish to raise concerns regarding the consultation process undertaken by the Council. Previous objections and concerns that have been submitted appear to have received no response whatsoever, despite the Council stating that public views and representations have been considered. No evidence has been provided to demonstrate how these objections have been assessed or addressed.

In addition, serious infrastructure concerns remain unanswered. Questions relating to water supply and sewage capacity have not been adequately addressed by the Council. Local water infrastructure is already under significant pressure, and the water provider has highlighted ongoing difficulties in meeting the needs of existing residents, including shortages and lack of water supply during warmer months. It is therefore unclear how the proposed allocation could be sustainably serviced without further negatively impacting existing residents.

For these reasons, I believe the draft Local Plan is not legally compliant and is unsound. Specifically:

- Land has been included without the consent or consultation of the lawful owner;
- The proposed allocation conflicts with existing restrictive covenants;
- The covenants severely affect the deliverability of the site;
- The Council has failed to adequately assess reasonable alternative sites;
- The proposal conflicts with the housing and traveller site strategy;
- Residents will be severely impacted by the proposal;
- Some Access arrangements rely upon land not owned or controlled by the proposed allocation promoters;
- Objections previously submitted have not been properly responded to or evidenced as considered;
- Serious concerns regarding water supply and sewage infrastructure remain unresolved.

I therefore request that all land within my ownership is removed from allocations W6 and W9 and that the allocation is reconsidered in light of the legal, infrastructure and policy issues identified above.

Should the Council proceed without addressing these matters appropriately, I reserve all legal rights and will consider pursuing legal action against the Council.

Yours faithfully,

Karla Tabony

[REDACTED]

[REDACTED]