

Gypsy and Travellers Site Options Response to Site GT02

Land abutting the Fosse Way at its junction with the A425

For Official Use Only

Ref: 10793

Rep. Ref.

Title MRS

First name/initials J A

Surname AVLS

TICK
AS
REQ.

I wish to object to the site GT02 as I do not consider it meets the criteria outlined.

- The nearest available surgery is nearly 5 miles away and schools are equally distant. All are at or near capacity. The nearest supermarket is over 4 miles distant. So convenient access is not possible.
- The proposed site is on two major high-speed roads so this would be unsafe for residents particularly the children.
- The site would be on an important historic and archaeological area and occupy valuable good quality arable land needed for food production.
- A 15 pitch site would occupy over 8000 m² and the irregular pattern of these types of sites could not be integrated into the rural area without being highly visual and harming the entire area.
- The site would be in close proximity to five isolated properties and over a mile and a half distant from the closest community. They could not be integration as envisaged and a small number of settled residents would be greatly outnumbered.
- There is no mains sewerage or gas at this location and the rural electricity supply could not accommodate this far greater demand and thus the proposal places undue pressure on infrastructure and services. The site would require extensive non mains facilities to ensure air/groundwater quality.
- The suggestion of working from site would result in an even larger more unsightly operation harmful to the entire area.

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REQ.

I also object on the basis of these further concerns relative to this proposal.

- A major concern is that should the site be established it will result in the closure of the nearby Exhibition Centre with a loss of jobs and a major effect on the local economy. In addition there are number of other small businesses located nearby which could also be affected.
- If the Exhibition Centre were to close local residents could face the problem of illegal entry and occupation of the centre's large car park thereby creating a far greater problem.
- The proposed site would be highly visible in the countryside from both the Southam Road and Fosse Way. These are important routes carrying substantial traffic and this type of site would be detrimental to Warwick and Leamington's reputation, appearance and tourism.
- Local services, facilities, medical care and schools cannot accommodate further development of this type and there would be many effects on what is a well established settled community.
- The proposed site will present a very irregular appearance particularly if space for work from site is provided. It would be completely out of place in the rural setting and the high number of traffic movements generated could have very adverse effects on highway safety at a junction which, at peak times, is used by over 2000 vehicles per hour.
- The site would result in many features such as street/site lighting, pavements, bus stops and possible road widening widening to provide access and this would be urbanisation of what is now open countryside.
- The site is close to traditional Woodlands where there are protected species and established habitats and these would be greatly affected, it is also on an important highway built nearly 2000 years ago.

SEND TO: Development Policy Manager, Development Services,
Warwick District Council, Riverside House,
Milverton Hill, Leamington Spa, CV32 5QH

or hand in at your local library.

THIS RESPONSE MUST BE SUBMITTED BY 29TH JULY

Part B - Commenting on the Gypsy and Traveller Site Options

If you are commenting on multiple sites you will need to complete a separate sheet for each representation

Sheet of

- **Avoiding areas with a high risk of flooding**

The area is prone to flooding. Fields are often under water and livestock and ponies moved accordingly. The area is effectively a flood plain.

Harbury Lane is often flooded and impassable.

- **Safe access to the road network and provision for parking, turning and servicing on site;**

The proposed 15 pitch site will contain up to 50 vehicles and generate hundreds of traffic movements daily. It is on the junction of two major roads and access into the traffic flow will possibly need highway improvements. It is possibly unwise to introduce even more traffic turns at this major junction and it will certainly add significantly to existing peak time delays. GT03 is sited on the junction of two main roads with high traffic flows and the Fosse Way in particular sees fast traffic despite the nearby speed camera and is a designated High Risk Route by the County Council. There have more than 12 Serious Accidents at this junction over the last 3 years.

- **Avoiding areas where there is the potential for noise and disturbance**

This site is adjacent the Fosse Way a very busy and noisy main road.

- **Provision of utilities (running water, toilet facilities waste disposal etc);**

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

GT03 is considered by British Telecom to be too far from the Whitnash Telephone Exchange to provide an adequate telephone or internet service (They term it as a long line). They will not upgrade the system resulting in poor telephone connections and intermittent (<1mbs) internet service.

GT03 does not have a reliable mobile phone service. There are no mobile phone networks that provide more than a mediocre service.

- **Avoiding areas where there could be an adverse impact on important, features of the natural and historic environment;**

This choice of site overlooks the fact that at this point the Fosse Way, as the original Roman road built nearly 2000 years ago is known, is on its original alignment and there is likely to be considerable archaeological remains in the area which will be destroyed by the development. There was also a tollhouse nearby in the 17th and 18th centuries and remains have been found. The site would be a blight on the vistas from the Grade 1 Listed building, Chesterton Windmill which is maintained by Warwickshire County Council. The views from this famous, historic building would be of material consideration should a planning application ever be made.

- **Sites which can be integrated into the landscape without harming the character of the area.**

The proposed site will cover 0.8 hectare (8000 m²) which is larger than Barnwell Farm and if the Enfusion (consultants) recommendation to include working space is adopted this would possibly increase to 1.5 times the area of the farm. There will be a large variety of caravans and vehicles on the site so, being in the bottom of the valley, it cannot be integrated into the landscape without harming the visual appearance and character of the area. The site is also very visible from Chesterton Hill and would undoubtedly harm the character of the wider surrounding area.

- **Promotes peaceful and integrated co-existence between the site and the local community;**

In this respect the local community forms two distinct sections. There is a very small community of some 20 houses within half a mile of the site along the Fosse Way and the far greater community in the villages of Harbury and Whitnash over 1.5 miles away.

It will be difficult to integrate the residents into the local Fosse Way community as with up to 120 residents on site rather than integrate they will actually absorb the local community. This does not meet the criteria of a peaceful and integrated co-existence.

- **Avoids placing undue pressure on local infrastructure and services;**

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

- **Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.**

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Other issues which I consider should be taken into consideration

Local Business/Employment

There are many businesses that operate from GT03 site and the surrounding area and will potentially suffer if the proposed sites go ahead. For example:

1. Will Russell – Farm land being fully utilised for sheep
2. Bob Wright – land being used for arable farming
3. Fosse Garage
4. Rollason Fencing
5. Barnwell Chicken Farm
6. MH Polo Ltd – teaching people to ride ponies
7. Fosse Paddocks Ltd – farming and ponies
8. Warwick Reclamation
9. Mallory Court Hotel
10. Harbury Lane Breakers Yard
11. There are many others.

Archaeology and Heritage

GT 03 is located right next to the historic Fosse Way. The road now known as the Fosse Way was built following the Roman invasion in AD 43, nearly 2000 years ago, and has been a major highway throughout the centuries. There was a tollhouse on the junction of the Fosse Way and Southam Road in the 17th and 18th centuries. If GT 03 is approved it is important that a major archaeological dig should take place prior to site work so that the archaeology and heritage of the area can be recovered and safeguarded.

Urbanisation

GT 03 will involve considerable infrastructure in addition to the actual site. Its proximity to the roundabout may require traffic control and road widening to provide a right turning lane for access. Further features could include bus shelters and a pedestrian crossing and more street lighting would be needed.

Agriculture

At present the proposed GT03 site is part of an area of good quality, extensively farmed land. Unauthorised intrusion from GT 03 into the agricultural land could result in contractors not wishing to risk tractors and equipment and this together with crop damage and possible rubbish deposits could result in the land ceasing to be farmed and becoming unsightly.

Rural Landscape

The area surrounding GT 03 is rural and agricultural in aspect and the proposed site will be a major invasion into the openness of the countryside and will be an irreversible urbanisation of the entire area. If the site is built, the council will be ill placed to prevent further 'ribbon' development.

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The policy in the Draft Local Plan will list the criteria by which Gypsy and Traveller sites will be judged for suitability and sustainability. These are the criteria:

- Convenient access to a GP surgery, school and public transport;
- Avoiding areas with a high risk of flooding;
- Safe access to the road network and provision for parking, turning and servicing on site;
- Avoiding areas where there is the potential for noise and other disturbance;
- Provision of utilities (running water, toilet facilities, waste disposal, etc);
- Avoiding areas where there could be adverse impact on important features of the natural and historic environment; and,
- Sites which can be integrated into the landscape without harming the character of the area.
- Promotes peaceful and integrated co-existence between the site and the local community;
- Avoids placing undue pressure on local infrastructure and services;
- Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

Please give your views about site suitability below with reference to this list of criteria.

Which site are you responding to?

Site GT04 – Land at Harbury Lane, Fosse Way

What is the nature of your representation?

Object

Please set out full details of your objection or representation of support with reference to the criteria above.

• Convenient access to a GP surgery, school and public transport;

This site is in excess of 1.5 miles from any GP surgery. The proposed site is outside of the catchment area of Harbury Surgery and the nearest surgery is the Warwick Gates Family Health Centre which approximately 3 miles away which I understand is full so there is no convenient access to a surgery.

The position with regard to schooling is similar with GT03 being outside of the Harbury catchment area and Harbury Primary School has had recent issues with too many children already. There are several schools in Whitnash (over 2 miles away) with limited capacity.

The public transport whilst satisfactory is largely irrelevant as the residents are unlikely to use anything other than their own transport. There is a bus stop on the Harbury Lane however there is no pedestrian links from that to the potential site.

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• Avoiding areas with a high risk of flooding

The area is prone to flooding. Fields are often under water and livestock and ponies moved accordingly. The area is effectively a flood plain.

The Middle Road/ Fosse Way junction is often flooded
Harbury Lane is often flooded and impassable.

• Safe access to the road network and provision for parking, turning and servicing on site;

The proposed 15 pitch site will contain up to 50 vehicles and generate hundreds of traffic movements daily. It is on the junction of two major roads and access into the traffic flow will possibly need highway improvements. It is possibly unwise to introduce even more traffic turns at this major junction and it will certainly add significantly to existing peak time delays. GT04 is sited on the junction of two main roads with high traffic flows and the Fosse Way in particular sees fast traffic despite the nearby speed camera and is a designated High Risk Route by the County Council. There have been more than 12 Serious Accidents at this junction over the last 3 years.

• Avoiding areas where there is the potential for noise and disturbance

This site is adjacent the Fosse Way a very busy and noisy main road.

In addition this is adjacent the Birmingham to London Chiltern railway line, causing both noise and a potential danger.

• Provision of utilities (running water, toilet facilities waste disposal etc);

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

GT04 is considered by British Telecom to be too far from the Whitnash Telephone Exchange to provide an adequate telephone or internet service (They term it as a long line). They will not upgrade the system resulting in poor telephone connections and intermittent (<1 mbs) internet service.

GT04 does not have a reliable mobile phone service. There are no mobile phone networks that provide more than a mediocre service.

• Avoiding areas where there could be an adverse impact on important, features of the natural and historic environment;

This choice of site overlooks the fact that at this point the Fosse Way, as the original Roman road built nearly 2000 years ago is known, is on its original alignment and there is likely to be considerable archaeological remains in the area which will be destroyed by the development. There was also a tollhouse nearby in the 17th and 18th centuries and remains have been found. The site would be a blight on the vistas from the Grade 1 Listed building, Chesterton Windmill which is maintained by Warwickshire County Council. The views from this famous, historic building would be of material consideration should a planning application ever be made.

• Sites which can be integrated into the landscape without harming the character of the area.

The proposed site will cover 0.8 hectare (8000 m²) which is larger than the New Windmill Football Ground and if the Enfusion (consultants) recommendation to include working space is adopted this would possibly increase to twice the area of the football ground. There will be a large variety of caravans and vehicles on the site so, being in the bottom of the valley, it cannot be integrated into the landscape without harming the visual appearance and character of the area. The site is also very visible from Chesterton Hill and would undoubtedly harm the character of the wider surrounding area.

• Promotes peaceful and integrated co-existence between the site and the local community;

In this respect the local community forms two distinct sections. There is a very small community of some 20 houses within half a mile of the site along the Fosse Way and the far greater community in the villages of Harbury and Whitnash over 1.5 miles away.

It will be difficult to integrate the residents into the local Fosse Way community as with up to 120 residents on site rather than integrate they will actually absorb the local community. This does not meet the criteria of a peaceful and integrated co-existence.

• Avoids placing undue pressure on local infrastructure and services;

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

• Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

No comment

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There are many businesses that operate from GT04 site and the surrounding area and will potentially suffer if the proposed sites go ahead. For example:

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7. Fosse Paddocks Ltd – farming and ponies
8. Warwick Reclamation
9. Mallory Court Hotel
10. Harbury Lane Breakers Yard
11. There are many others.

Archaeology and Heritage

GT 04 is located right next to the historic Fosse Way. The road now known as the Fosse Way was built following the Roman invasion in AD 43, nearly 2000 years ago, and has been a major highway throughout the centuries. There was a tollhouse on the junction of the Fosse Way and Southam Road in the 17th and 18th centuries. If GT 04 is approved it is important that a major archaeological dig should take place prior to site work so that the archaeology and heritage of the area can be recovered and safeguarded.

Urbanisation

GT 04 will involve considerable infrastructure in addition to the actual site. Its proximity to the roundabout may require traffic control and road widening to provide a right turning lane for access. Further features could include bus shelters and a pedestrian crossing and more street lighting would be needed.

Agriculture

At present the proposed GT04 site is part of an area of good quality, extensively farmed land. Unauthorised intrusion from GT 04 into the agricultural land could result in contractors not wishing to risk tractors and equipment and this together with crop damage and possible rubbish deposits could result in the land ceasing to be farmed and becoming unsightly.

Rural Landscape

The area surrounding GT 04 is rural and agricultural in aspect and the proposed site will be a major invasion into the openness of the countryside and will be an irreversible urbanisation of the entire area. If the site is built, the council will be ill placed to prevent further 'ribbon' development.

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Do you have any other suggestions for land within this district that you think would be suitable for use as a Gypsy and Traveller site, bearing in mind the criteria for site identification? If so, please give the location and the land owner's details below:

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