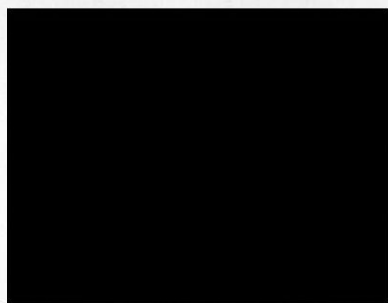


9919.



Development Policy Manager,
Development Services,
Warwick District Council,
Riverside House,
Milverton Hill,
Leamington Spa CD32 5QH

16 July 2013

Dear Sir,

GYPSY AND TRAVELLERS SITE OPTIONS SITE GT02

I wish to object to the proposed site GT02 located on the Fosse Way at its junction with the A425.

Addressing the criteria by which you will judge this I would like to point out that in most instances the proposed site will not meet same. As regards the GP Surgery although the Enfusion report states that there is one within 1.5 miles this is totally incorrect the nearest is 3.3 miles and is fully subscribed with the next one, Cubbington Road Surgery, being 4.7 miles distant. Clearly this is not convenient nor indeed is it on a direct bus route. Schools are also further than stated and are already near capacity and likely to be so when the housing suggested in the local plan is built in Radford Semele.

As regards the location of the site itself and safe access to the roadway network I would point out that the site chosen is very close to the junction of two major roads which, at peak times, sees over 2000 vehicle movements per hour. Consequently the site and its residents would be subject to a higher level of noise and air pollution than would be desirable and access and egress of a large number of resident's vehicles would be on to busy roads which could result in traffic accidents. For the residents, particularly young children, being located so close to such busy roads is both unsafe and unhealthy, a further concern for the children's safety is that the Grand Union Canal is relatively close by.

In respect of services and facilities the site is ill served as there is no mains drainage or mains gas in the area and furthermore it is on a limited rural electricity line which will possibly not meet the increased requirements or if it does will affect power available to established residences and local businesses. It would therefore, contrary to the criteria, place undue pressure on local infrastructure and services.

The criteria seeks to avoid areas where a site could have an adverse impact and requires that the site should be integrated into the landscape without harming the character of the area. Clearly such a large 15 pitch site located in the foot of the valley will be visible from all directions and will be a major intrusion into the openness of the countryside and furthermore will progress extensive urbanisation (site and street lighting, pavements, bus shelters etc.) into a green field/agricultural area. Incidentally the land identified is high-quality agricultural land under continuous arable use producing food.

The criteria seeks to achieve integration with the local community however the proposed site is 1.5 miles from any sizeable local community but conversely is adjacent to five isolated houses and thus the settled community would not be integrated rather inundated. My wife and I would not wish to continue residing in our property because of concerns over the large and very different type of community placed on us and this will apply for other older residents affected as well.

Aside from the areas covered by the criteria should the site be established it would have highly undesirable effects on local businesses and result in the closure of the Exhibition Centre and potential harm to other businesses as a result of customer perception. With the closure of the Exhibition Centre its large car park would be a major attraction to other gypsies and travellers from a far wider area and a situation might arise where an illegal site is created vastly larger than the proposed official site. This would give us as landowners and Warwick District Council far greater problems than currently encountered with these communities and in all probability, as the landowner, we would be obliged to sell to the illegal occupants as the only option open to us.

The siting would also not be in the wider interests of Leamington Spa and Warwick being located on two important roads carrying substantial national traffic consequently the highly visible site would be detrimental to the reputation and attraction of this high-profile tourist area.

The proposed site is presently a pleasant rural country area which whilst adjacent to two busy roads nevertheless is still very much rural countryside in aspect. The proposed site will totally change the area and will result in unsightly and irreversible urbanisation and creates potential for further ribbon development that Warwick District Council will find it difficult to contest.

I sincerely trust that Council officers and Councillors will look carefully at the wider picture and potential for further problems that this site presents and indeed (due to their proximity) the two Harbury Lane sites present when making their judgements.

