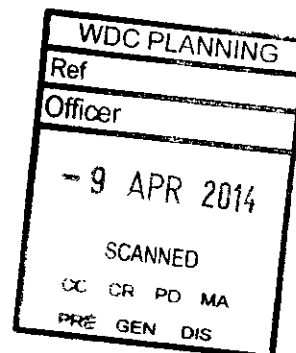


Unique in character | Individual in style



7th April 2014

12110

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

Objection on behalf of the Eden Hotel Collection and Mallory Court Hotel.

We object in the strongest possible terms to the proposed allocation of site referenced GT04 Land at Harbury Lane to be used for the purposes of a gypsy and traveller site.

The proposed location is not sustainable or meets the criteria you have set out for a suitable gypsy and traveller location.

Mallory Court Hotel is the finest hotel in Warwickshire four star it is a significant asset in the area and has a wide range of local national and international visitors.

The Communities and Local Government guidance (CLG) 'Planning policy for traveller sites' requires that you work collaboratively to develop fair and effective strategies to meet the need through the identification of land for sites and further in gathering evidence to pay 'particular attention to early and effective community engagement with the traveller communities'.

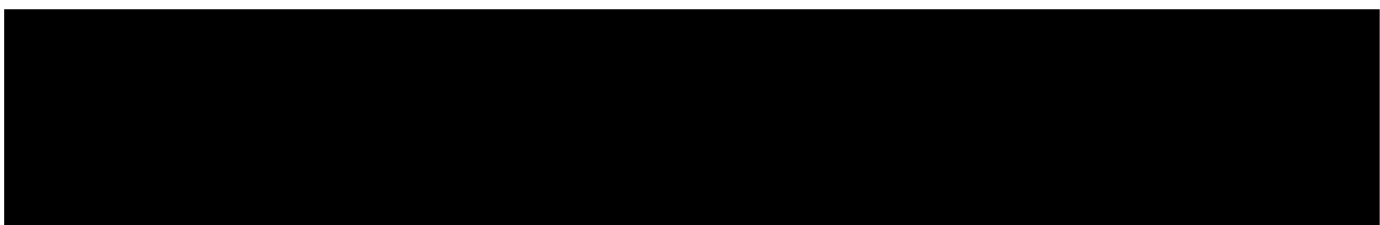
Please provide evidence of that engagement in respect of every site you have considered or are currently considering in the November 2012 report and latest report now under consideration.

Please confirm and publish how that consultation has been evaluated and the methodology of that analysis.

How did that determine the site allocation which is now recommended?

Your resolution to the preferred options document references a high proportion of respondents opposed site GT03 (and associated GT03 and GT04), yet GT04 is still under consideration and you have adopted that site as a preferred option, despite significant opposition why has that evidence been ignored?

GT04 is unacceptable on that ground alone, the CLG policy clearly states that local planning authorities;



a) should ensure that their policies promote peaceful and integrated co-existence between the site and local communities. Surely the weight of objections cannot be ignored and condition a) is not satisfied.

The preferred options report consultation paper colour codes the various site choices red, amber and green following your opinion of suitability. There are thirteen potential sites yet you have included sites GT-2 and GT04 despite the weight of opposition expressed in the original consultation, please explain what weight was given to that opposition in your considerations?

You require thirty one pitches and these can be satisfied without requiring GT04. GT 12 has potential for 15 pitches although for reasons unexplained you suggest a maximum allocation of 8, GT 15 will accommodate 5 pitches, as will GT19, and GTalt. 01 will accommodate 15 although you suggest a maximum of ten. These sites alone will fulfil your requirement.

I also request that further consideration is given to site GT08, particularly to investigate whether there is a real impact upon wildlife and identify the true impacts otherwise that site would appear more than suitable to help meet this need.

Impact on Heritage assets and the setting of Heritage Assets

Mallory Court hotel is a grade 2 listed building, not only that but the gardens have their own separate listing reflecting the quality and historical importance of the house and gardens.

An alternative site has been removed from consideration due to its proximity to Greys Mallory, for the same reasons GT04 must therefore be removed from consideration.

GT04 will impact upon the siting and setting of not just a listed building but impact the siting and setting of a listed garden.

The site is in a rural location with no immediate buildings and in a rural landscape, it will have an adverse impact upon the landscape and countryside.

The traffic impact could be extremely serious, Harbury Lane is a high risk travel route, with more than twelve serious accidents in the last four years, numerous accidents occur at the junction with the Fosse Way. No path or pavement is available and pedestrian safety is a major concern.

Travellers by their nature will access the highway network frequently, has traffic impact been fully considered? The safety to all road users will be compromised by frequent heavy vehicle movements into and out of the proposed site, the consequences on the local existing traffic will have a serious impact.

Is site GT04 really appropriate for residential development?

The football club sits in open countryside a permanent caravan site will have an adverse and harmful impact on the openness of the countryside and views.

Consideration must be given to the poor air quality in the immediate area. And the odour impact from Barnwell farm.

The poultry units at Barnwell farm do impact on air quality, evidenced by the report included within the 1996 planning application, the odour plume is directly over site Gt04.

Mallory Court hotel brings substantial benefits to the local economy attracting visitors locally nationally and internationally.

Significant damage to the hotels reputation and viability will be caused if site GT40 is approved.

It is noted in the committee response that a review of the sites should have specific regard to the potential impact on unique businesses.

Mallory Court is a unique business and will be severely harmed if site GT04 is approved.

The hotels senior management has received a number of comments from guests and suppliers in relation to the siting of GT04. Many have commented at the inappropriateness of the site being so close to the hotel and the obvious negative impact this would bring. On previous occasions when gypsy's have temporarily occupied sites in close proximity to Mallory Court hotel we have seen an immediate spike in the number of breaches in security and have had to eject/remove gypsies from the hotel grounds.

A gypsy and traveller site nearby is a threat to the hotel's reputation and the viability of further investment. Whilst this threat remains that investment will not take place, and over £10 million be lost to the local and the economic benefits that we bring to the district.

You state that you have regard that a site can be integrated into the landscape without harming the character of the area, none of the sites I am commenting upon can be integrated into the area without harm and that harm includes the reputation of Mallory Court Hotel.

A planning permission to construct a very high quality Spa for the hotel has been granted and construction of that was planned to commence in 2014, if site Gt04 is allocated and proceeds that investment will NOT take place, losing the opportunity to create over twenty new jobs, £6,000,000 of construction cost economic benefit to the local economy and further economic benefit to the area.

The hotel will lose market share and suffer loss of business over time.

Site GT04 is inappropriate and unsustainable for the use proposed. Residential development of that site would surely not be permitted for traditional homes and must not be permitted for mobile homes.

Will you please acknowledge receipt to our objection and respond in full to the questions raised above.

I re-state Mallory Court hotel objects in the strongest possible terms to the allocation of land on Harbury lane for a gypsy and traveller site.

