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Warwick District Council,  
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CV32 5HQ

WDC PLANNING
Ref
Officer
26 JUL 2013
SCANNED
CC CR PD MA
PRE GEN DIS

25-Jul-13

Dear Sirs

**LETTER OF OBJECTION**  
**Sites for Gypsies and Travellers (Local Plan Document June 2013)**

I was very concerned to hear about the proposal to establish Gypsy and Traveller sites as detailed in the above reference. I wish to object to the proposals, as I believe that some of the sites in the South of the District are completely unsuitable for members of the gypsy and travelling communities. The proposed sites and associated facilities in Bishops Tachbrook would not be suitable nor meet the needs of the gypsy and travelling community, nor the existing communities of Bishops Tachbrook for the following reasons;

**Site GT05 - Land at Tachbrook Hill Farm, Banbury Road**

**Road Safety/Road Access** - Road access to the site is via the extremely busy Banbury Road. Currently in peak periods it is virtually impossible to make a right hand turn onto the Banbury Road from either Oakley Wood Road or Mallory Road. Adding slow turning traffic such as caravans onto this high-speed road would unduly increase the risk of serious accidents.

There is no pedestrian access to the site proposed.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Safe access to the road network and provision for parking, turning and servicing on site;"

**Noise Pollution** – The southern parts of Bishops Tachbrook Village already suffer Noise Pollution from the M40 and any developments between Bishops Tachbrook and the M40 would suffer from this as well.

From the Bishops Neighbourhood Plan Document Jan 2013:  
*"A large number of residents towards the southern boundaries of the Parish suffer noise pollution from the M40 motorway"*

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Avoiding areas where there is the potential for noise and other disturbance;"

**Visual Impact** – Mallory Road is the main road into the village of Bishops Tachbrook.

Banbury Road is on the main approach for visitors coming from the M40 Junction 14 or 15 to the historic town of Warwick.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Sites, which can be integrated into the landscape without harming the character of the area."

**Schools** - The local Primary School in Bishops Tachbrook has been operating at capacity for years. A Gypsy or Travellers site that homes 5,10 or 15 families is likely to mean 10, 20 or 30 children. The school would not be able to cope with this influx of students.

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This means that the site proposed does not meet the criteria laid out in Section 7.4 of the document, which clearly states that the following is required to fully comply with provisions for sites. "avoids placing undue pressure on local infrastructure and services;"

### **Site GT06 Land at Park Farm, Spinney Farm**

**Road Safety/Road Access** – There are very busy roads with the Banbury Road (mentioned above) and Warwick Bypass, with the M40 Junction 14 already suffering from dangerously long tailbacks at peak times.

There is no pedestrian access to the site proposed.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Safe access to the road network and provision for parking, turning and servicing on site;"

**Noise Pollution** – The site would suffer noise pollution (as mentioned above) from the M40 and its proximity to Junction 14.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Avoiding areas where there is the potential for noise and other disturbance;"

**Visual Impact** – The Banbury Road is the access road to historic Warwick.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Sites, which can be integrated into the landscape without harming the character of the area.;"

**Schools** - The local Primary School in Bishops Tachbrook has been operating at capacity for years and there would be an adverse impact on the school with an influx of extra students.

This means that the site proposed does not meet the criteria laid out in Section 7.4 of the document, which clearly states that the following is required to fully comply with provisions for sites. "avoids placing undue pressure on local infrastructure and services;"

### **Site GT09 Land to the north east of M40 and south of Oakley Wood**

**Road Safety/Road Access** – There are very busy roads and the area proposed is encircled by the M40 and Warwick Bypass (A452).

There is no pedestrian access to the site proposed.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Safe access to the road network and provision for parking, turning and servicing on site;"

**Noise Pollution** – The site would suffer noise pollution from the M40 and its proximity to Junction 14

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Avoiding areas where there is the potential for noise and other disturbance;"

**Visual Impact** – The Banbury Road is the access road to historic Warwick.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Sites, which can be integrated into the landscape without harming the character of the area.;"

**Schools** - The local Primary School in Bishops Tachbrook has been operating at capacity for years and there would be an adverse impact on the school with an influx of extra students.

This means that the site proposed does not meet the criteria laid out in Section 7.4 of the document, which clearly states that the following is required to fully comply with provisions for sites. "avoids placing undue pressure on local infrastructure and services;"

### **Site GT10 Land at Tollgate House and Guide Dogs National Breeding Center**

**Road Safety/Road Access** – There are very busy roads and area proposed is bordered on 2 of its 3 sides by the M40 and the Banbury Road

There is no pedestrian access to the site proposed.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Safe access to the road network and provision for parking, turning and servicing on site;"

**Noise Pollution** – The site would suffer noise pollution from the M40.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Avoiding areas where there is the potential for noise and other disturbance;"

**Visual Impact** – The Banbury Road is the access road to historic Warwick.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Sites, which can be integrated into the landscape without harming the character of the area.;"

**Business Impact** – The proposed site holds the National breeding centre for guide dogs. There is a risk of diseases introduced by way of traveller's pets who may communicate diseases over large distances without adequate detection / treatment.

### **Site GT15 Land to east of Europa Way**

**Road Safety/Road Access** – Europa Way is a very busy road and there are proposals to possible make this a dual carriageway road.

There is no pedestrian access to the site proposed.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Safe access to the road network and provision for parking, turning and servicing on site;"

**Environment** – The site is close to the Tachbrook and as the sites are to be used as places of work there is the potential for discharge to the Tachbrook and subsequent pollution.

### **Site GT03 Land at Barnwell Farm, Harbury Lane Site GT04 - Land at Harbury Lane, Fosse Way**

**Road Safety/Road Access** – The intersection of Harbury Lane and the Fosse way is a known accident 'Black Spot' and increasing traffic in this area especially with slow moving caravans is not good idea.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Safe access to the road network and provision for parking, turning and servicing on site;"

**Remoteness** these sites are very remote to services

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Convenient access to a GP surgery, school, and public transport;"

**Visual Aesthetics** – I believe the above 2 sites will be visible from the Chesterton Windmill which is popular with nature lovers, ramblers and photographers.

This means that the site proposed does not meet the criteria laid out in Section 7.3 of the document, which clearly states that the following is required. "Sites, which can be integrated into the landscape without harming the character of the area.;"

### **Possible Alternative Sites**

I think it's very important to note that The 2006 census in the Republic of Ireland reported the number of Irish Travellers as 22,369. From this it was determined that 20,975 dwell in urban areas and 1,460 were living in rural areas. If you couple this fact with the objective of the plan is to address health and educational issues in the gypsy and travelling community then sites closer to main urban areas may be more appropriate,

I believe the following alternatives are far better places to meet the requirements laid out in the planning document and would present far less cost and disruption to the Residents of the Warwick District.

**Existing Caravan Site at Warwick Racecourse**—Extending this site to meet the needs of Travellers seems far more logical.

There are facilities for sewage and water. It is not next to a high-speed main road. It is convenient to Drs Surgeries and Schools.

Also it is well known that Gypsies and Travellers love horses and they frequent all the meetings at the Warwick Races.

**Existing Development where Banbury Road meets the Tachbrook** – There is a site that has already had significant work done including:

- Raising the level of the site to protect against flooding.
- Landscaping with Trees etc to reduce the aesthetic impact
- Pedestrian Access to Warwick

The road it sits on (Banbury Road) is high speed but if the 30m.p.h. speed zone was extended a short way out of Warwick then traffic safety and noise would be adequately catered for.

### **General Queries relating to the planning document**

Section 5.4 Mentions 'Under the 'duty to co-operate' outlined in the 2011 Localism Act, there is a requirement to consider the production of joint development plans on a cross-authority basis.'

The planning document does not state any detail on the progress of this issue in terms of what Authorities are being consulted, what their plans are and what the implication for the Warwick district is. The planning document in this instance is incomplete.

## **Summary**

Please register my objection to the potential Gypsy and Traveller sites for reasons stated above

**Site GT05 Land at Tachbrook Hill Farm, Banbury Road**

**Site GT06 Land at Park Farm, Spinney Farm**

**Site GT09 Land to the north east of M40 and south of Oakley Wood**

**Site GT10 Land at Tollgate House and Guide Dogs National Breeding Center**

**Site GT15 Land to east of Europa Way**

**Site GT03 Land at Barnwell Farm, Harbury Lane**

**Site GT04 Land at Harbury Lane, Fosse Way**

Please also register my suggested alternatives listed above.

**Existing Caravan Site at Warwick Racecourse**

**Existing Development where Banbury Road meets the Tachbrook**

Please also acknowledge by return receipt of my letter, confirm that the objections and the suggested alternatives I have raised are valid and will be considered in your consultation process and keep me informed of developments on this matter.

Please may I also ask that my views on this matter are passed on to my Local Councillors as I wish for them to contact to me to discuss the matter further.

Yours sincerely

