

# 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:

Rep. Ref. 916

Title **MRS** First name/initials **ANN** Surname **JENNINGS**

Address [Redacted]  
LEA [Redacted]  
Telephone [Redacted]

### Criteria by which Gypsy and Traveller's sites will be judged for suitability and sustainability by Warwick District Council:

- 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;
- Provision of utilities (running water, toilet facilities waste disposal etc);
- Avoiding areas where there could be an 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.

**IT IS IMPORTANT to comment/object adhering to the above criteria and the council provided form follows that process. It is implied that you should use the WDC form or the response form available online. YOU ARE HOWEVER STILL PERMITTED to respond by writing to the Council's Development Policy Manager or you could choose to use this site specific form prepared for GT 02**

**I OBJECT**

**I APPROVE**

(Please delete as required.)

Please set out full details of your objection or representation of support with reference to the criteria as outlined by the council.

**Access to GP surgery, school and public transport** – There is no surgery in Radford Semele and the nearest is almost 5 miles from the proposed site. Although there is a bus stop, this is in an overgrown grass verge, with no pavement, and two buses would be required to access the GP surgery. I understand that this surgery is also currently at full capacity.

The primary school in Radford Semele is almost at capacity, and, if the proposed new housing development continues, will be completely full. Furthermore, the school **cannot be safely accessed on foot**. There are no footpaths to any of the three surrounding villages, and there is no street lighting, making pedestrian access impossible without threat to life and limb. No locals would consider using these roads on foot. The bus stop, as mentioned, is inappropriate due to the lack of pavement and its position on a busy road. This particular area is on a high risk travel route, with heavy traffic and more than 12 serious accidents in the last 3 years.

**Services and Utilities** - This site is located at a point where there is no mains gas, sewerage or drainage adding further cost to the proposed development. The electricity supply is also a limited rural line and could possibly not cope with the increased demand without an upgrade.

**Historic and Natural Environment** - listed on the Archaeological Register, the Fosse Way is a historical monument and

*Jennings*

Please continue on a separate sheet if necessary

**Warwick District Council will judge proposed sites against the nationally accepted criteria. The purpose of the criteria is to seek to meet the requirements of the Gypsy and Travellers community not necessarily local residents, businesses and employment.**

**Areas of concern could include:**

**• Agriculture • Animal Welfare • Co-existence • Crime • Ecology and Habitat • Education/Schools • Healthcare/Surgeries • Highways and Safety • Local Economy • Rural Landscape • Services and Utilities • Tourism • Traffic Density/Flow • Urbanisation.**

**OBJECT**

**APPROVE**

(Please delete as required.)

to the proposals on the following grounds –

**Local Economy** – the effects of this site could be a disaster. It will inevitably lead to the closure of the business based at the Warwickshire Exhibition Centre, where future bookings have already been lost as a direct result of this proposal. The business has been built up from scratch over a period of time and now provides employment at exhibition times for 40 employees. It draws visitors from all over the country, many of whom bring family members who then visit the local towns and use the restaurants, shops and hotels/boarding houses. The business of the local Blackdown Group could also be similarly affected. At a time when we should be encouraging local business and its attendant impact on the local economy, I fail to see how it is appropriate to destroy a local concern, creating unemployment and a knock on negative impact on other businesses that would otherwise benefit from increased footfall in the area.

**Education/Schools** – As mentioned in part one, the local primary school is nearly at full capacity, but more importantly there is no safe pedestrian access to that school which is at some distance along an extremely dangerous unlit road, with blind bends and a steep hill.

**Healthcare/Surgeries** – As mentioned in part one, the nearest doctor's surgery has no capacity for new patients, and even that is two bus-rides away. The next surgery is five miles distant and surely not suitable therefore in the event of a patient needing prompt medical treatment.

Furthermore, in Warwick District Council's Strategic Housing Land Availability Assessments Main Report published in May 2012, referring to the area at GT02 it states that "this area is not adjacent to the existing built up area and will not be considered to be a suitable location for development in terms of access to schools, shops and employment". When asked how, in the light of this report, it could now be considered appropriate as a potential site for travellers, a senior planner at the council advised that the two situations are 'distinctly different' and that some sites under consideration are at a greater distance from such facilities than would normally be considered for bricks and mortar housing. Bearing that in mind, the site is still beyond the distances judged suitable and sustainable by Warwick District Council in its own criteria, and is therefore not suitable.

**Highways and Safety/Traffic Density** – see previous page. This area carries a high volume of fast traffic, with many accidents and no footpaths or street lighting. It is difficult to see how paving could easily be provided into the nearby village of Radford Semele without involving huge cost and disruption – the road is not particularly wide, contains a steep hill, and several dangerous bends. The Fosse Way serves as a gateway to Leamington and Warwick, but is also used as a through route from and to all parts of the country served by the Fosse. Traffic has more recently become much heavier with vehicles travelling to the expanding Jaguar/Land Rover sites. It is completely unsuitable and unsafe for a traveller settlement, and in particular where there may be high numbers of young children. No local villagers would dream of taking their lives into their hands by walking or cycling in this area.

I object to the site at GT02 for all the above meetings and do not consider that it meets the criteria outlined. Furthermore I would be most concerned about potential:

**Extra Costs** that would be involved in providing suitable utilities and services, highway safety, archaeological surveys etc, I would also be concerned that, if this site were given approval and the local businesses under threat decided to oppose the decision through the courts system, then this could potentially involve the council, and therefore the local taxpayer, in a costly legal battle.

## Guidance on Making Representations

- You may withdraw your objection at any time by writing to Warwick District Council, address below. It is important that you include your name and address as anonymous forms cannot be accepted. If your address details change, please inform WDC in writing.
- All forms should be received by **5.15 p.m. on Monday, 29 July 2013**
- Copies of all the objections and supporting representations will be made available for others to see at the council's offices at Riverside House and online via the council's e-consultation system. Please note that all comments are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new plan for Gypsy and Traveller sites and with consideration of planning applications in accordance with the Data Protection Act 1998.

To return this form please drop off at either Riverside House, Leamington Town Hall or your local library or post to **Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa CV32 5QH** or email to: [newlocalplan@warwickdc.gov.uk](mailto:newlocalplan@warwickdc.gov.uk)