

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



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

24 July 2013

Dear Sirs

Re: Gypsy and Travellers Site Options Response to Site GT02.

I set out below my reasons why I do not believe that the above proposed site is a suitable option for this area and I ask that my reasons are considered and taken into account.

1. THE IMPACT UPON THE LOCAL ECONOMY.

If the planned proposal is adopted it will result in the closure the Warwickshire Exhibition Centre. This will result in a loss of at least 40 jobs and will have a negative impact upon ancillary jobs which depend upon the additional business generated in the wider community of Radford Semele and the businesses in Leamington Spa. This includes small businesses such as those that provide bed and breakfast accommodation for exhibitors and visitors.

There is an economical impact assessment which indicates that the exhibition centre generates more than £2m for the local economy each year. This is a valid and important consideration that must not be disregarded in the decision making process.

ACCESS AND LOCAL AMENITIES

2. Such a development must also take into account the impact upon the existing amenities such as the doctor's surgery, which has no capacity for an influx of a large number of new patients. The nearest doctor's surgery is some five miles away and has no direct bus service. The local school has insufficient places to take a significant number of additional children. This situation is concerning as there are plans to build 100 additional homes within the Radford Semele area for which there are no planned additional places at the local school. The nearest Secondary schools are some 3 and 6 miles away. Local shops are about 3.5 miles away and the nearest hospital is 5 miles

away. There is no mains gas and no main drains in the area there is no mains sewage. The electricity supply is rural and inadequate for the size of the sites planned and the broadband access is extremely poor. All in all the current level/ lack of amenities would not cope with or be able to cope with the additional demand that would be generated by a large increase in the population which would follow such a site being placed at the proposed site at GT02.

TRAVEL

3. As a local resident I know only too well the dangers of the Fosse Way at the point at where the proposed site would be situated if approved. The route is considered to be a high risk route which has seen 12 serious accidents in the last 3 years. I have seen for myself on several occasions the air ambulance landing in the adjacent field to deal with seriously injured motorists. The Highway Department obviously view this as a high risk route as there are numerous warning signs of the high risk of accidents. The route is a popular route for motorcycle riders particularly during the summer months and the speed at which they travel is alarming. Within yards of the Warwickshire Exhibition Centre a speed camera has been sited. This is clear evidence of the dangerous nature that this stretch of road poses. Again this is a major factor that must be taken into consideration in respect of the proposed site at GT02. The site would increase considerably the number of vehicles using this stretch of road and the roads leading into Leamington itself. It must also be noted that the only bus stop is on an overgrown grass verge, without any pathway, which of itself poses a danger to passengers awaiting the infrequent bus service. The roads surrounding the proposed site at GT02 have no pathway/pavement which makes walking along the roads an extremely dangerous exercise, likewise cycling along these roads which are considered to be a busy commuter route also poses a danger to all users. I would certainly not allow any child of mine to walk to and from school.

HISTORICAL ENVIRONMENT

4. The site is included upon the Archaeological Register with regular finds of ancient pottery. The land is referred to in the Domesday Book with an historic toll sited in the area dating back to mediaeval times. The Fosse Way is of itself an ancient Roman Road.

RURAL ENVIRONMENT

5. It is said that the visual impact of the site can be largely hidden by hedges and fencing. The site is actually in a valley and therefore it would be impossible to hide as the site will be visible from all of the approach roads. The valley is the Gateway to the historic towns of Leamington Spa and Warwick which itself generates a healthy tourist industry 364 days of the year. There is a medieval Wood sited on the hill adjacent to the proposed site which is home to badgers, bats, deer, newts, adders and grass snakes. Some of these species are protected under European Legislation. The site will have a

visual impact in daylight and at night as it will be lit. There will also be added noise pollution by the additional and significant number of dwellings and vehicles using the proposed site.

OTHER SIGNIFICANT ORGANISATIONS CONCERNS

6. It is understood that Natural England objects to the proposed site at GT02 but cannot register their objection at this point in time.

The above are the main reasons why I believe that the proposed site cannot seriously be considered in any way suitable.

[REDACTED]