

Gypsy and Traveller Site Options

Response Form 2013

Ref: 10188
Rep. Ref.

Please use this form if you wish to comment on the Gypsy and Traveller Site Options.

If you are commenting on multiple sites you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the consultation documents have been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (where applicable)
Title	MS	
First Name	ROWAN	
Last Name	CAMPBELL	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email		
Would you like to be made aware of Gypsy and Traveller sites (Yes/No)?		
About you		
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?		

Commenting on the Gypsy and Traveller Site Options

on multiple sites you will need to complete a separate sheet for each representation

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Local Plan will list the criteria by which Gypsy and Traveller sites will be judged for suitability and the criteria:

Access to a GP surgery, school and public transport;

Areas with a high risk of flooding;

Access to the road network and provision for parking, turning and servicing on site;

Areas where there is the potential for noise and other disturbance;

Utilities (running water, toilet facilities, waste disposal, etc.);

Areas where there could be adverse impact on important features of the natural and historic environment; and,

A site can be integrated into the landscape without harming the character of the area.

A peaceful and integrated co-existence between the site and the local community;

Avoiding undue pressure on local infrastructure and services;

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.

Out of site suitability below with reference to this list of criteria.

Responding to?

Commenting on the Fosse Way at its junction with the B425

Our representation?

Object

Details of your objection or representation of support with reference to the criteria above.

Access to a GP surgery, school and public transport;

The proposed site is outside of the catchment area of the nearest GP surgery. The proposed site is outside of the catchment area of the nearest surgery is the Croft Medical Centre in Sydenham which is 3.3 miles away which is full. The next surgery is the Cubbington Road Surgery which is 4.7 miles distant and is not served by public transport so there is no convenient access to a surgery.

With regard to schooling is similar with Radford Primary School being almost fully subscribed and if a hundred houses are built in the village it will be full. This is outside of the Harbury catchment area as Radford Primary School has had recent issues with too many children already.

Transport whilst satisfactory is largely irrelevant as the residents are unlikely to use anything other than their own car. There is a bus stop on the B425 however there is no pedestrian links from that to the site.

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Part B - Commenting on the Gypsy and Traveller Site Options

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Avoiding areas with a high risk of flooding

No comment

Safe access to the road network and provision for parking, turning and servicing on site;

The proposed 15 pitch site will contain up to 50 vehicles and generate hundreds of traffic movements. The junction of two major roads and access into the traffic flow will possibly need highway improvements to introduce even more traffic turns at this major junction and it will certainly increase existing peak time delays. GT02 is sited on the junction of two main roads with high traffic volumes. The site is in particular sees fast traffic despite the nearby speed camera and is a designated Highways County Council.

Avoiding areas where there is the potential for noise and disturbance

This site is adjacent the Fosse Way a very busy and noisy main road.

Provision of utilities (running water, toilet facilities waste disposal etc);

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. A limited electricity supply is a limited rural line and will possibly need to be upgraded to meet the increase in demand.

Avoiding areas where there could be an adverse impact on important, features of the environment;

This choice of site overlooks the fact that at this point the Fosse Way, as the original Roman road, has been known, is on its original alignment and there is likely to be considerable archaeological area which will be destroyed by the development. There was also a tollhouse at this point in the 17th century and remains have been found. Nearby there are traditional historic Woodlands which so this criteria is not met.

Sites which can be integrated into the landscape without harming the character of the area;

The proposed site will cover 0.8 hectare (8000 m²) which is four times the size of the Exhibition Centre. The Enfusion (consultants) recommendation to include working space is adopted this would provide 10 times the area of the Exhibition Centre. There will be a large variety of caravans and vehicles in the bottom of the valley, it cannot be integrated into the landscape without harming the visual character of the area.

Promotes peaceful and integrated co-existence between the site and the local community;

In this respect the local community forms two distinct sections. There is a very small village of houses within half a mile of the site along the Fosse Way and the far greater community of Radford Semele over 1.5 miles away. It will be difficult to integrate the residents into the community as with up to 120 residents on site rather than integrate they will actually harm the community. This does not meet the criteria of a peaceful and integrated co-existence.

Avoids placing undue pressure on local infrastructure and services;

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. A limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

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.

No comment

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Which I consider should be taken into consideration

Employment

businesses located at GT 02 in addition to the Warwickshire Exhibition Centre. They produce, specialist storage, event management and publishing. Collectively they employ 50 and 60 people and the site would cause significant difficulties for all. If not chosen, then due to the PERCEPTION of event organisers It is estimated that within 5 years the Exhibition Centre would lose sufficient events to make it impossible to continue to exist. The company itself would cease to exist resulting in upwards of ten permanent job losses and significant event staff losses.

The wider economic situation

that the Exhibition Centre will contribute in the region of £5 million to the local economy through accommodation, restaurants, entertainment, bus and taxi usage over the coming four years. It attracts visitors from a wide area and it is often the case that husbands/wives/partners will visit in bus service to go shopping in Leamington Spa whilst spouses enjoy the exhibitions. If the Exhibition Centre were to close, this would be a significant loss.

Heritage

is situated right next to the historic Fosse Way. The road now known as the Fosse Way was built by the Romans in AD 43, nearly 2000 years ago, and has been a major highway for centuries. There was a tollhouse on the junction of the Fosse Way and Southam Road in the 18th century. If GT 02 is approved it is important that a major archaeological dig should be carried out to site work so that the archaeology and heritage of the area can be recovered and preserved.

There is considerable infrastructure in addition to the actual site. Its proximity to the M40 requires traffic control and road widening to provide a right turning lane for access. The site could include bus shelters and a pedestrian crossing and more street lighting would be required.

The proposed GT02 site is part of an area of some 50 acres of good quality, extensively used agricultural land. Any unauthorised intrusion from GT 02 into the agricultural land could result in contractors using heavy machinery and equipment and this together with crop damage and possible rubbish could result in the land ceasing to be farmed and becoming unsightly.

The surrounding GT 02 is rural and agricultural in aspect and the proposed site will be a major addition to the openness of the countryside and will be an irreversible urbanisation of the entire area. If the council will be ill placed to prevent further 'ribbon' development.

The GT 02 are Fosse Alpaca and Kune Kune Pigs, a business breeding these rare breed alpacas. The alpaca herd numbers 30 animals and the owners are extremely conscious of bio security to protect the animals from diseases such as foot and mouth, TB and Parvo virus. These animals are spread by human trespass and unvaccinated dogs. The animals graze on fields between the site and the Grand Union Canal.

Habitat

The site is adjacent to two historic traditional Woodlands, which provide a habitat for birds and small mammals. It could be greatly affected by the proposed site and the possible intrusion and activities of visitors. It is known to be a habitat for Pipistrelle bats (Pipistrellus pipistrellus) and also great crested newts (Amphibia cristatus), amongst other species.

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Part B - Commenting on the Gypsy and Traveller Site

If you are commenting on multiple sites you will need to complete a separate sheet for each representation

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The policy in the Draft Local Plan will list the criteria by which Gypsy and Traveller sites will be judged on sustainability. These are the criteria:

- 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 of vehicles;
- Avoiding areas where there is the potential for noise and other disturbance;
- Provision of utilities (running water, toilet facilities, waste disposal, etc);
- Avoiding areas where there could be adverse impact on important features of the local 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 site) can contribute to sustainable communities (location thereby omitting many travel to work journeys) can contribute to sustainable communities.

Please give your views about site suitability below with reference to this list of criteria.

Which site are you responding to?

Site GT03 – Land at Barnwell Farm

What is the nature of your representation?

Object

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

• Convenient access to a GP surgery, school and public transport;

This site is in excess of 1.5 miles from any GP surgery. The proposed site is outside of the Harbury Surgery and the nearest surgery is the Warwick Gates Family Health Centre which is 3 miles away which I understand is full so there is no convenient access to a surgery.

The position with regard to schooling is similar with GT03 being outside of the Harbury Primary School. Harbury Primary School has had recent issues with too many children already. There are 150 children in the school (over 2 miles away) with limited capacity.

The public transport whilst satisfactory is largely irrelevant as the residents are unlikely to use their own transport. There is a bus stop on the Harbury Lane however there is no pedestrian crossing at the potential site.

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with a high risk of flooding

Due to flooding. Fields are often under water and livestock and ponies moved accordingly. The site is on a flood plain.

The site is often flooded and impassable.

The road network and provision for parking, turning and servicing on site;

The pitch site will contain up to 50 vehicles and generate hundreds of traffic movements daily. It is on a major road and access into the traffic flow will possibly need highway improvements. It is not possible to introduce even more traffic turns at this major junction and it will certainly add significantly to the delays. GT03 is sited on the junction of two main roads with high traffic flows and the Fosse Way sees fast traffic despite the nearby speed camera and is a designated High Risk Route by the police. There have been more than 12 Serious Accidents at this junction over the last 3 years.

Where there is the potential for noise and disturbance

The site is on the Fosse Way a very busy and noisy main road.

Utilities (running water, toilet facilities waste disposal etc);

The site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the

site is a limited rural line and will possibly need to be upgraded to meet the very considerable demand.

The site is not served by British Telecom to be too far from the Whitnash Telephone Exchange to provide an internet or internet service (They term it as a long line). They will not upgrade the system resulting in slow connections and intermittent (<1mbps) internet service.

The site does not have a reliable mobile phone service. There are no mobile phone networks that provide more than a limited service.

Where there could be an adverse impact on important, features of the natural and historic

The site overlooks the fact that at this point the Fosse Way, as the original Roman road built nearly 2000 years ago, is on its original alignment and there is likely to be considerable archaeological remains in the area destroyed by the development. There was also a tollhouse nearby in the 17th and 18th centuries which have been found. The site would be a blight on the vistas from the Grade 1 Listed building, the mill which is maintained by Warwickshire County Council. The views from this famous, historic site of material consideration should a planning application ever be made.

The site should be integrated into the landscape without harming the character of the area.

The site will cover 0.8 hectare (8000 m²) which is larger than Barnwell Farm and if the Environment Agency recommendation to include working space is adopted this would possibly increase to 1.5 times the area. There will be a large variety of caravans and vehicles on the site so, being in the bottom of the valley, the site will be integrated into the landscape without harming the visual appearance and character of the area. The site is very visible from Chesterton Hill and would undoubtedly harm the character of the wider area.

Full and integrated co-existence between the site and the local community;

The local community forms two distinct sections. There is a very small community of some 20 people living on a mile of the site along the Fosse Way and the far greater community in the villages of Whitnash over 1.5 miles away.

The site is not intended to integrate the residents into the local Fosse Way community as with up to 120 residents living on site they will actually absorb the local community. This does not meet the criteria of a site that can be fully integrated co-existence.

undue pressure on local infrastructure and services;

The site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the electricity supply is limited and will possibly need to be upgraded to meet the very considerable increase in demand.

Impact on which traditional lifestyles (whereby some travellers live and work from

the site thereby omitting many travel to work journeys) can contribute to

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Part B - Commenting on the Gypsy and Traveller Site

If you are commenting on multiple sites you will need to complete a separate sheet for each

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Other issues which I consider should be taken into consideration

Local Business/Employment

There are many businesses that operate from GT03 site and the surrounding area and will suffer if the proposed sites go ahead. For example:

1. Will Russell – Farm land being fully utilised for sheep
2. Bob Wright – land being used for arable farming
3. Fosse Garage
4. Rollason Fencing
5. Barnwell Chicken Farm
6. MH Polo Ltd – teaching people to ride ponies
7. Fosse Paddocks Ltd – farming and ponies
8. Warwick Reclamation
9. Mallory Court Hotel
10. Harbury Lane Breakers Yard
11. There are many others.

Archaeology and Heritage

GT 03 is located right next to the historic Fosse Way. The road now known as the Fosse Way was built following the Roman invasion in AD 43, nearly 2000 years ago, and has been a major highway throughout the centuries. There was a tollhouse on the junction of the Fosse Way and South Street in the 17th and 18th centuries. If GT 03 is approved it is important that a major archaeological excavation take place prior to site work so that the archaeology and heritage of the area can be recovered and safeguarded.

Urbanisation

GT 03 will involve considerable infrastructure in addition to the actual site. Its proximity to the roundabout may require traffic control and road widening to provide a right turning lane for the site. Further features could include bus shelters and a pedestrian crossing and more street lighting would be needed.

Agriculture

At present the proposed GT03 site is part of an area of good quality, extensively farmed land. Unauthorised intrusion from GT 03 into the agricultural land could result in contractors not using low risk tractors and equipment and this together with crop damage and possible rubbish deposits could result in the land ceasing to be farmed and becoming unsightly.

Rural Landscape

The area surrounding GT 03 is rural and agricultural in aspect and the proposed site will be an invasion into the openness of the countryside and will be an irreversible urbanisation of the area. If the site is built, the council will be ill placed to prevent further 'ribbon' development.

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The local Plan will list the criteria by which Gypsy and Traveller sites will be judged for suitability and the criteria:

Access to a GP surgery, school and public transport;

Areas with a high risk of flooding;

Access to the road network and provision for parking, turning and servicing on site;

Areas where there is the potential for noise and other disturbance;

Provision of utilities (running water, toilet facilities, waste disposal, etc);

Areas where there could be adverse impact on important features of the natural and historic environment; and,

How the site can be integrated into the landscape without harming the character of the area.

How to ensure peaceful and integrated co-existence between the site and the local community;

How to avoid placing undue pressure on local infrastructure and services;

How 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.

How to assess the suitability of the site below with reference to this list of criteria.

How to respond to?

Comment on Harbury Lane, Fosse Way

How to make your representation?

Object

How to make your objection or representation of support with reference to the criteria above.

Access to a GP surgery, school and public transport;

Access of 1.5 miles from any GP surgery. The proposed site is outside of the catchment area of the nearest surgery and the nearest surgery is the Warwick Gates Family Health Centre which approximately 1.5 miles away which I understand is full so there is no convenient access to a surgery.

With regard to schooling is similar with GT03 being outside of the Harbury catchment area and the nearest school has had recent issues with too many children already. There are several schools in the area (2 miles away) with limited capacity.

Access to a GP surgery, school and public transport; Transport whilst satisfactory is largely irrelevant as the residents are unlikely to use anything other than their own transport. There is a bus stop on the Harbury Lane however there is no pedestrian links from that to the site.

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Avoiding areas with a high risk of flooding

The area is prone to flooding. Fields are often under water and livestock and ponies may be affected. The area is effectively a flood plain.

The Middle Road/ Fosse Way junction is often flooded
Harbury Lane is often flooded and impassable.

Safe access to the road network and provision for parking, turning and servicing on site

The proposed 15 pitch site will contain up to 50 vehicles and generate hundreds of traffic movements. The junction of two major roads and access into the traffic flow will possibly need highway improvements. It is possibly unwise to introduce even more traffic turns at this major junction and it will certainly cause existing peak time delays. GT04 is sited on the junction of two main roads with high traffic volumes. Fosse Way in particular sees fast traffic despite the nearby speed camera and is a designated Highways Agency route. County Council. There have been more than 12 Serious Accidents at this junction over the last 10 years.

Avoiding areas where there is the potential for noise and disturbance

This site is adjacent the Fosse Way a very busy and noisy main road.

In addition this is adjacent the Birmingham to London Chiltern railway line, causing both noise and vibration danger.

Provision of utilities (running water, toilet facilities waste disposal etc);

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the site is on a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

GT04 is considered by British Telecom to be too far from the Whitnash Telephone Exchange to provide adequate telephone or internet service (They term it as a long line). They will not upgrade the site to provide poor telephone connections and intermittent (<1mbs) internet service.

GT04 does not have a reliable mobile phone service. There are no mobile phone networks in the area and a mediocre service.

Avoiding areas where there could be an adverse impact on important, features of the local environment;

This choice of site overlooks the fact that at this point the Fosse Way, as the original Roman road, 1500 years ago is known, is on its original alignment and there is likely to be considerable archaeological interest in the area which will be destroyed by the development. There was also a tollhouse nearby in the 17th century and remains have been found. The site would be a blight on the vistas from the Grade 1 Listed New Windmill which is maintained by Warwickshire County Council. The views from this farmstead would be of material consideration should a planning application ever be made.

Sites which can be integrated into the landscape without harming the character of the local environment

The proposed site will cover 0.8 hectare (8000 m²) which is larger than the New Windmill site. The Enfusion (consultants) recommendation to include working space is adopted this would be twice the area of the football ground. There will be a large variety of caravans and vehicles parked on the bottom of the valley, it cannot be integrated into the landscape without harming the visual character of the area. The site is also very visible from Chesterton Hill and would undoubtedly be a blight on the wider surrounding area.

Promotes peaceful and integrated co-existence between the site and the local community

In this respect the local community forms two distinct sections. There is a very small community of houses within half a mile of the site along the Fosse Way and the far greater community of Harbury and Whitnash over 1.5 miles away.

It will be difficult to integrate the residents into the local Fosse Way community as with the site on site rather than integrate they will actually absorb the local community. This does not promote peaceful and integrated co-existence.

Avoids placing undue pressure on local infrastructure and services;

The proposed site has no mains sewerage, drainage or gas so fails to meet the criteria. Also the site is on a limited rural line and will possibly need to be upgraded to meet the very considerable increase in demand.

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.

No comment

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Which I consider should be taken into consideration

Employment

Businesses that operate from GT04 site and the surrounding area and will potentially be affected if proposed sites go ahead. For example:

Russell – Farm land being fully utilised for sheep

Wright – land being used for arable farming

Garage

Don Fencing

Well Chicken Farm

Colo Ltd – teaching people to ride ponies

Paddocks Ltd – farming and ponies

Wick Reclamation

Wright Court Hotel

Wright Lane Breakers Yard

There are many others.

Heritage

Right next to the historic Fosse Way. The road now known as the Fosse Way was built by the Romans in AD 43, nearly 2000 years ago, and has been a major highway

for centuries. There was a tollhouse on the junction of the Fosse Way and Southam Road in the 18th and 19th centuries. If GT 04 is approved it is important that a major archaeological dig should be carried out so that the archaeology and heritage of the area can be recovered and

There is considerable infrastructure in addition to the actual site. Its proximity to the road will require traffic control and road widening to provide a right turning lane for access. The site could include bus shelters and a pedestrian crossing and more street lighting would be

The proposed GT04 site is part of an area of good quality, extensively farmed land. Conversion from GT 04 into the agricultural land could result in contractors not wishing to use the site for equipment and this together with crop damage and possible rubbish deposits could result in the site ceasing to be farmed and becoming unsightly.

Converting GT 04 is rural and agricultural in aspect and the proposed site will be a major loss of the openness of the countryside and will be an irreversible urbanisation of the entire area. The council will be ill placed to prevent further 'ribbon' development.

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Do you have any other suggestions for land within this district that you think would be suitable for a Gypsy and Traveller site, bearing in mind the criteria for site identification? If so, please give the location and details below:

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