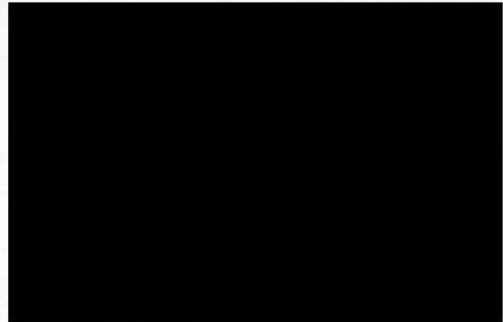


Development Policy Manager
Development Services
Warwick District Council
Riverside House,
Milverton Hill
Leamington Spa
Warwickshire
CV32 5QH



10515

Reference: GT04 Land at Harbury Lane, Fosse Way

Dear Sir/ madam

We are writing in order to object against the proposed sites GT04 and GT03 Land at Harbury Lane, Fosse Way for Gypsies and Travellers.

My husband and I run an equestrian businesses on the land that has been proposed (GT04) and have done for 9 years now, and this is our only source of income and full time career choice.

Please see my concerns and comments below highlighting reasons why we believe the land in question is not at all suitable for the proposed use:

1. Access

On one of the paddocks we have access to Harbury lane however we feel unable to use it the majority of the time due to the extremely fast nature of that road. It is a risk on its own to try to bring horse trucks out onto the Fosse way and we can only do movements outside of rush hour times due to the already dangerous flow of traffic travelling at 60pmh+. It is considered High Risk travel route with more than 12 serious accidents in the last 3 years. Access onto both the Fosseway and Harbury Lane would be extremely dangerous with limited visibility at all points and with traffic travelling in excess of 60 mph on both roads.

2. Business/Lack of Land

We run 40 horses, we do a complicated breeding technique called 'Embryo Transfer' which is a big part of our business, in order to have foals progressing to older working horses including liveries for clients we need as much land as possible, and we work to every acre possible in order to graze them sufficiently whilst making haylage off the other parts in the summer. If we lost land our business could not survive.

Leamington Hall Farm
Fosseway
Chesteron
Nr Leamington Spa
CV33 9JP

Development Policy Manager
Development Services
Warwick District Council
Riverside House
Millerton Hill
Leamington Spa
Warwickshire
CV32 2QH

Reference: GTO4 Land at Harbury Lane, Fosse Way

Dear Sir/ Madam

We are writing in order to object against the proposed sites GTO4 and GTO3 Land at Harbury Lane, Fosse Way for Gypsies and Travellers.

My husband and I run an equestrian business on the land that has been proposed (GTO4) and have done for 9 years now, and this is our only source of income and full time career choice.

Please see my concerns and comments below highlighting reasons why we believe the land in question is not at all suitable for the proposed use:

1. Access

On one of the paddocks we have access to Harbury Lane however we feel unable to use it the majority of the time due to the extremely fast nature of that road. It is a risk on its own to try to bring horse trucks out onto the Fosse way and we can only do movements outside of rush hour times due to the already dangerous flow of traffic travelling at 60mph+. It is considered high risk travel route with more than 12 serious accidents in the last 3 years. Access onto both the Fosseway and Harbury Lane would be extremely dangerous with limited visibility at all points and with traffic travelling in excess of 60 mph on both roads.

2. Business/Lack of Land

We run 40 horses, we do a complicated breeding technique called 'Embryo Transfer' which is a big part of our business, in order to have foals progressing to older working horses including liveries for clients we need as much land as possible, and we work to every acre possible in order to graze them sufficiently whilst making haylage off the other parts in the summer. If we lost land our business could not survive.

We support the local community by employing local people who work for us, in addition we support local vets, local farriers, local feed merchants based in Wellesborne, local farmers making haylage, local fencers maintaining our paddocks, and Red horse fuels who supply bedding and other services. There are numerous other local business such as tack shops, tractor repair companies, mechanics etc that we use regularly who would lose income should our business be forced to cease trading due to loss of land.

The site GT04 has no mains drainage and the ground is dense clay, any form of disposal of foul water would undoubtedly pollute ground water and consequently affect the quality of Grazing.

Given this the potential risks from having stray dogs roaming and harrying valuable horses is significant and very concerning, the level of disruption from neighbours would be disturbing mentally to competition horses and I feel they wouldn't cope well by the added stress caused.

3. Access to Local Amenities

I understand a requirement is reasonable proximity to a Doctor's surgery. Having enquired, Harbury surgery apparently have no capacity for the influx of new patients and having a small child ourselves we know it can take up to a week to get an appointment there, and as an expectant mother this can be severely detrimental to health issues. Similarly the nearest primary, junior and secondary schools are already at capacity with fierce competition to gain entry to them.

4. Travel

As stated above, the site is on a High Risk travel route with more than 12 serious accidents in last 3 years.

There is no bus stop available on the Fosse Way and providing one would be unsafe for road users. The current bus stop on Harbury lane provides no pull in for buses and in itself is a traffic hazard. Children cannot be allowed to stand on a busy road to wait for transport to school.

The Fosseway is already busy and dangerous, especially from increased Jaguar/Land Rover traffic. There is no path or pavement at any point along the Fosseway or Harbury Lane so it would not be possible to walk anywhere and cycling on these high speed and very busy commuter routes would be very dangerous.

We support the local community by employing local people who work for us, in addition we support local vets, local farmers, local feed merchants based in Wellesbourne, local farmers making haylage, local fencers maintaining our paddocks, and Red horse fuels who supply bedding and other services. There are numerous other local businesses such as tack shops, tractor repair companies, mechanics etc that we use regularly who would lose income should our business be forced to cease trading due to loss of land.

The site (G104) has no mains drainage and the ground is dense clay, any form of disposal of foul water would undoubtedly pollute ground water and consequently affect the quality of

Grazing. Given this the potential risks from having stray dogs roaming and harrying valuable horses is significant and very concerning, the level of attention from neighbours would be disturbing mentally to competition horses and I feel they wouldn't cope well by the added stress caused.

3. Access to Local Amenities

I understand a requirement is reasonable proximity to a Doctor's surgery. Having endured Hatbury surgery apparently have no capacity for the influx of new patients and having a small child ourselves we know it can take up to a week to get an appointment there, and as an expectant mother this can be severely detrimental to health issues. Similarly the nearest primary, junior and secondary schools are already at capacity with fierce competition to gain entry to them.

4. Travel

As stated above, the site is on a High Risk travel route with more than 12 serious accidents in last 3 years.

There is no bus stop available on the Fossey Way and providing one would be unsafe for road users. The current bus stop on Hatbury Lane provides no pull in for buses and in itself is a traffic hazard. Children cannot be allowed to stand on a busy road to wait for transport to school.

The Fossey Way is already busy and dangerous, especially from increased Jaguar/Land Rover traffic. There is no path or pavement at any point along the Fossey Way or Hatbury Lane so it would not be possible to walk anywhere and cycling on these high speed and very busy commuter routes would be very dangerous.

5. Rural Environment and related issues

We feel it is important to remind councillors that from 2008 to 2010 we applied for planning permission to build a modest agricultural tied dwelling on the land in question in order to keep watch over our stock, we were turned down for reasons such as 'it would not be in keeping with the countryside..... It is greenbelt', we feel it is therefore contradictory to contemplate build MANY sites on this exact same land when we as family were not allowed to build a brick 2 bedroom house.

Clearly any such development / **site** will be visible from Harbury and from The Fosseway and Harbury lane and will hugely detract from the current rural landscape. The land is currently all grazing and supports a diverse population of wildlife including insects and birds. Any development will clearly damage the wildlife habitat.

It should be noted that running through part of the site (on this land) is a high pressure Transco gas pipeline, the regulations relating to which restrict development within a certain distance of its course.

In addition the proposed site has no mains gas, mains sewerage or drainage, surely basic facilities and ones that would cost a lot of money to install?

The fact that the site is considered at all shows a fundamental lack of understanding of the flood risk and management of the relevant watercourses. The land is on solid clay which drains poorly and is generally water logged in the winter. There are no proper water courses and for the most part there is little gradient so the few ditches drain poorly. It is a flood risk area often flooding at the end of Middle Road.

The land we use for our business generally has standing water on it all winter along the Harbury Lane boundary (the fall of the land gives no way of draining it) and land on the opposite side of Harbury Lane (site GT03) is also typically water logged. Additionally land on the south side of the Fosseway drains under the Fosse and through the land but often in such volume that the land is seriously flooded.

6. Services and utilities

There is no mains gas, mains sewerage or drainage anywhere near GT04. These services would need to be provided and this would incur a substantial cost, increasing the overall cost of developing this potential site.

We believe there are also constraints with the electricity supply which would probably require the installation of a new or upgraded supply line, again increasing costs.

2. Rural Environment and related issues

We feel it is important to remind councillors that from 2008 to 2010 we applied for planning permission to build a modest agricultural tied dwelling on the land in question in order to keep watch over our stock. We were turned down for reasons such as 'it would not be in keeping with the countryside..... it is greenbelt', we feel it is therefore contradictory to contemplate build MANY sites on this exact same land when we as family were not allowed to build a brick 2 bedroom house.

Clearly any such development \ site will be visible from Harbury and from The Foreway and Harbury Lane and will hugely detract from the current rural landscape. The land is currently all grazing and supports a diverse population of wildlife including insects and birds. Any development will clearly damage the wildlife habitat.

It should be noted that running through part of the site (on this land) is a high pressure Transco gas pipeline, the regulations relating to which restrict development within a certain distance of its course.

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6. Services and utilities

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We believe there are also constraints with the electricity supply which would probably require the installation of a new or upgraded supply line, again increasing costs.

We are very aware of British telecom's facilities or lack of them. The phone line running down to GT03 and GT04 is at the absolute maximum length that they can and will support. It has limited capacity and does not provide an adequate voice service let alone broadband where speeds of above ½ MB are not available.

7. Site GT03

We firmly believe that the vast majority of the points made above also pertain to site GT03 and we want to clearly state our opposition to that site being used.

8. Travellers own views

Some weeks ago the property was visited by a man claiming to be a representative of the Travellers community who was looking for land to buy for possible sites. His comments regarding sites GT04 and GT03 were:

- a. He would not want to live in proximity to Barnwell farm (chicken farm) because of the smell
- b. He would not want to live next to or close to the railway line due to both noise and the fact that it is not securely fenced and easily penetrated by children
- c. The roads around these two sites are very busy, high speed and dangerous
- d. He could not see how pavements, bus stops etc. could be safely provided and used
- e. He was aware of the issues regarding access to local amenities (doctors, schools and shops etc.)
- f. In short he did not see either of these sites as being suitable

Please do not hesitate to contact me if you require verification of our objection.

Yours sincerely,


Hannah and Michael Henderson