

Gypsy and Traveller Site Options Response Form 2013

For Official Use Only

Ref: R-4850

Rep. Ref. A 8311.

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 (if applicable)
Title	Mr	Mr
First Name	I	A.
Last Name	WYATT	COLDIE
Job Title (where relevant)		

Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?

Part B - Commenting on the Gypsy and Traveller Site Options

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

Sheet of

The policy in the Draft Local Plan will list the criteria by which Gypsy and Traveller sites will be judged for suitability and 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 on site;
- 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 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.

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

Which site are you responding to?

(e.g. GT01 - Land adj. to the Cobalt Centre, Siskin Drive)

GT0020

What is the nature of your representation?

Support

Object

Comment

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

SEE ATTACHED LET TEL.

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Part B - Commenting on the Gypsy and Traveller Site Options

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Sheet of

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

None

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Guidance on Making Representations

- Please use this response form as it will help the Council to keep accurate and consistent records of all the comments on the Plan, alternatively complete online at www.warwickdc.gov.uk/newlocalplan
- If you wish to make comments on more than one site, please use a separate copy of Part B of this form for each
- 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 us in writing
- All forms should be received by **5.15pm 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 one of the locations below, or post to: **Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH** or email: newlocalplan@warwickdc.gov.uk

Where to see copies of the Gypsy and Traveller Site Options

Copies are available for inspection on the Council's web site at www.warwickdc.gov.uk/newlocalplan and at the following locations:

Location	Opening Times
Warwick District Council Offices Riverside House, Milverton Hill, Royal Leamington Spa	Mon - Thurs 8.45am - 5.15pm Fri 8.45am - 4.45pm
Leamington Town Hall Parade, Royal Leamington Spa	Mon - Thurs 8.45am - 5.15pm Fri 8.45am - 4.45pm
Warwickshire Direct Whitnash Whitnash Library, Franklin Road, Whitnash	Mon - Tues 10.30am - 5.00pm Wed 1.30pm - 5.00pm Thurs Closed Fri 10.30am - 4.00pm Sat 10.30am - 1.30pm
Leamington Spa Library The Pump Rooms, Parade, Royal Leamington Spa	Mon - Weds 9.30am - 6.00pm Thurs 10.00am - 7.00pm Fri 9.30am - 6.00pm Sat 9.30am - 4.30pm Sun 12.00pm - 4.00pm
Warwickshire Direct Warwick Shire Hall, Market Square, Warwick	Mon - Thurs 8.00am - 5.30pm Fri 8.00am - 5.00pm Sat 9.00am - 4.00pm
Warwickshire Direct Kenilworth Kenilworth Library, Smalley Place, Kenilworth	Mon - Tues 9.00am - 5.30pm Wed 10.30am - 5.30pm Thurs - Fri 9.00am - 5.30pm Sat 9.00am - 1.00pm
Warwickshire Direct Lillington Lillington Library, Valley Road, Royal Leamington Spa	Mon 9.30am - 12.30pm & 1.30pm - 6.00pm Tues and Fri 9.30am - 12.30pm & 1.30pm - 5.30pm Weds Closed Thurs 9.30am - 12.30pm & 1.30pm - 7.00pm Sat 9.30am - 12.30pm
Brunswick Healthy Living Centre 98-100 Shrubland Street, Royal Leamington Spa	Mon - Fri 9.00am - 5.00pm
Finham Community Library Finham Green Rd, Finham, Coventry, CV3 6EP	Mon 1.00pm - 7.00pm Tues, Thurs and Fri 9.00am - 7.00pm Sat 9.00am - 4.00pm

Where possible, information can be made available in other formats, including large print, CD and other languages if required. To obtain one of these alternatives, please contact 01926 410410.



MARGETTS
ESTABLISHED 1806

ASG/BH

23rd July 2013

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

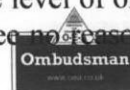
Dear Sirs,

**Gypsy and Traveller Site Options Response Form 2013
Site GT20 Land at Junction 15 of the M40**

We write on behalf of the owner of the land edged red on the attached plan, Mr I Wyatt of Hampton Lodge Farm, Henley Rd, Warwick, CV35 8QT, to object to the proposed location of Gypsy Site GT20 land at junction 15 of the M40.

We note that the site has been assessed in your Warwick Local Plan Final Interim SA Report however would make the following comments based on the selection criteria within your consultation document Sites for Gypsies and Travellers paragraph 7.3.

1. The site is in a rural location some 3 miles from services. There is no public transport linking the site with any areas of significant population. There are no footpaths on the adjacent public highways for pedestrian access.
2. A significant part of the option area is shown by the Environment Agency as an area which is prone to flood and for this reason that part is unsuitable.
3. Any travellers' site would be accessed off the busy B4463. This road is used by commuters to reach the M40 motorway and vehicles travel at a fast speed. Access for slow moving vehicles from any proposed traveller's site onto the public highway would be dangerous, especially those towing trailers. Again for this reason it is considered unsuitable.
4. The site is located adjacent to the M40 motorway and the A46 major trunk road. There is a significant amount of noise nuisance from this road network. This site has been proposed previously for a traveller's site and was turned down as the level of onsite noise exceeded the level permissible under the Human Rights Act. We see no reason why the



circumstances have changed, if anything the road network is busier and the noise nuisance greater. On the basis that it has previously been turned down on this issue it should not be considered as an option to take forward again.

5. There are no utilities connected to the land and the connection of any utility would be expensive. We understand there are no main sewers in the vicinity of the proposed site. It would be necessary to lay pipes either beneath the M40 or the A46 which would be at a prohibitive cost. Again for this reason the site should not be taken forward.
6. The land is Green Belt and open in character. It is not possible to integrate the site into the landscape without harming the character of the area. Again for this reason the site should not be selected for further consideration.

There are also additional criteria we feel should be taken into consideration in addition to your criteria contained within the National Guidance Planning Policy for Traveller sites March 2012 and National Planning Policy Framework when considering the suitability of sites as these would have to be considered if a formal planning application were submitted.


The National Guidance Planning Policy for Traveller sites March 2012 gives the following guidance to Local Authorities:

1. Local planning authorities should ensure that sites do not dominate the nearest settled community. This proposed location is rural countryside some distance from the boundary of a settlement. The proposed site will be alien in the environment to the surrounding features. For this reason it should not be taken forwards
2. Green Belt: The National Guidance Planning Policy for Traveller sites March 2012 acknowledges travellers sites are inappropriate development in the Green Belt. This site is Green Belt. It further states that they should not be approved except in very special circumstances. No case has been made that there are exceptional circumstances therefore it should not be taken forwards.
3. Mixed residential and business sites: The National Guidance Planning Policy for Traveller sites March 2012 states regard should be had to sites suitable for mixed residential and business uses to allow residential accommodation and space for storage of equipment, however these should not be on a rural exception site. This would be a rural exception site and therefore inappropriate for a mixed use. It further states that local planning authorities should not permit mixed use on rural exception sites. Your consultation document suggests all sites will be mixed used and again for this reason this is an inappropriate site for a traveller site.
4. Development in open countryside: The National Guidance Planning Policy for Traveller sites March 2012 states that local planning authorities should strictly limit new travellers site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. This site is in open countryside and therefore in contravention of this guidance. Again this shows this site is appropriate.

In addition National Planning Policy Framework offers guidance on development in the Green Belt. This proposed site is within the green belt and has been allocated as such by Warwick District Council. As such it is classed as important to prevent inappropriate development and urban sprawl. Inappropriate development should only be approved if there are exceptional circumstances. None have been outlined. No site should be approved within the green belt without justification that there are exceptional circumstances. It is hard to believe that there are no suitable brown field sites available within town boundaries as opposed to on green belt land. Unless it can be shown that there are no suitable brown field sites no sites should be taken forward within the green belt or open countryside. Again the site should not be put forward for this reason.

For the above reasons we do not consider site GT020 is an appropriate site for a traveller and gypsy site and it should not be considered by the District Council as an appropriate site to take forward.

Yours faithfully

A large black rectangular redaction box covering the signature area.

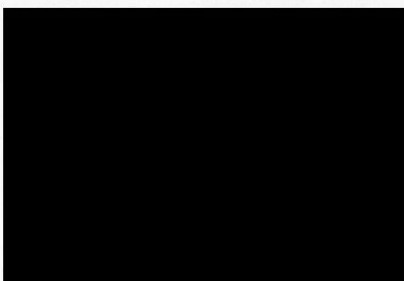
A.S. GOLDIE MRICS

GT20 Land at Junction 15 of M40



© Crown copyright and database rights [2013] Ordnance Survey 100018302
Scale: 1:10000

919.



Development Policy Manager,
Development Services,
Warwick District Council,
Riverside House,
Milverton Hill,
Leamington Spa CD32 5QH

16 July 2013

Dear Sir,

GYPSY AND TRAVELLERS SITE OPTIONS SITE GT02

I wish to object to the proposed site GT02 located on the Fosse Way at its junction with the A425.

Addressing the criteria by which you will judge this I would like to point out that in most instances the proposed site will not meet same. As regards the GP Surgery although the Enfusion report states that there is one within 1.5 miles this is totally incorrect the nearest is 3.3 miles and is fully subscribed with the next one, Cubbington Road Surgery, being 4.7 miles distant. Clearly this is not convenient nor indeed is it on a direct bus route. Schools are also further than stated and are already near capacity and likely to be so when the housing suggested in the local plan is built in Radford Semele.

As regards the location of the site itself and safe access to the roadway network I would point out that the site chosen is very close to the junction of two major roads which, at peak times, sees over 2000 vehicle movements per hour. Consequently the site and its residents would be subject to a higher level of noise and air pollution than would be desirable and access and egress of a large number of resident's vehicles would be on to busy roads which could result in traffic accidents. For the residents, particularly young children, being located so close to such busy roads is both unsafe and unhealthy, a further concern for the children's safety is that the Grand Union Canal is relatively close by.

In respect of services and facilities the site is ill served as there is no mains drainage or mains gas in the area and furthermore it is on a limited rural electricity line which will possibly not meet the increased requirements or if it does will affect power available to established residences and local businesses. It would therefore, contrary to the criteria, place undue pressure on local infrastructure and services.

The criteria seeks to avoid areas where a site could have an adverse impact and requires that the site should be integrated into the landscape without harming the character of the area. Clearly such a large 15 pitch site located in the foot of the valley will be visible from all directions and will be a major intrusion into the openness of the countryside and furthermore will progress extensive urbanisation (site and street lighting, pavements, bus shelters etc.,) into a green field/agricultural area. Incidentally the land identified is high-quality agricultural land under continuous arable use producing food.

The criteria seeks to achieve integration with the local community however the proposed site is 1.5 miles from any sizeable local community but conversely is adjacent to five isolated houses and thus the settled community would not be integrated rather inundated. My wife and I would not wish to continue residing in our property because of concerns over the large and very different type of community placed on us and this will apply for other older residents affected as well.

Aside from the areas covered by the criteria should the site be established it would have highly undesirable effects on local businesses and result in the closure of the Exhibition Centre and potential harm to other businesses as a result of customer perception. With the closure of the Exhibition Centre its large car park would be a major attraction to other gypsies and travellers from a far wider area and a situation might arise where an illegal site is created vastly larger than the proposed official site. This would give us as landowners and Warwick District Council far greater problems than currently encountered with these communities and in all probability, as the landowner, we would be obliged to sell to the illegal occupants as the only option open to us.

The siting would also not be in the wider interests of Leamington Spa and Warwick being located on two important roads carrying substantial national traffic consequently the highly visible site would be detrimental to the reputation and attraction of this high-profile tourist area.

The proposed site is presently a pleasant rural country area which whilst adjacent to two busy roads nevertheless is still very much rural countryside in aspect. The proposed site will totally change the area and will result in unsightly and irreversible urbanisation and creates potential for further ribbon development that Warwick District Council will find it difficult to contest.

I sincerely trust that Council officers and Councillors will look carefully at the wider picture and potential for further problems that this site presents and indeed (due to their proximity) the two Harbury Lane sites present when making their judgements.

Yours faithfully

