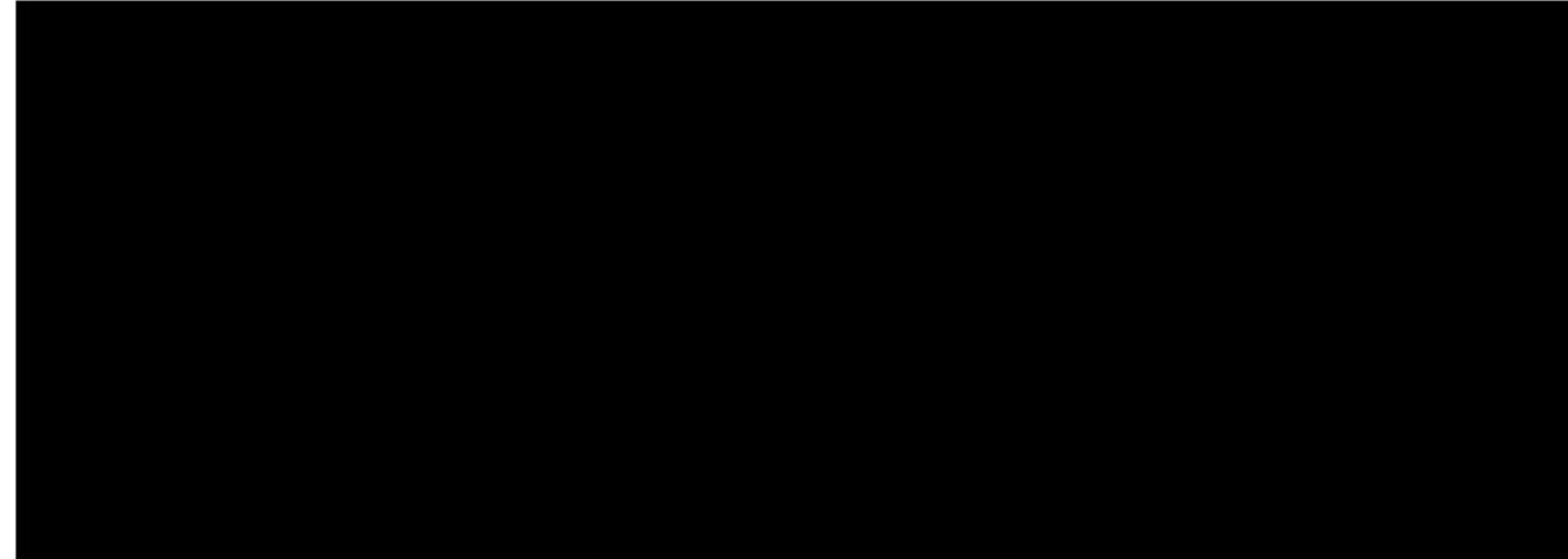


Development Policy Manager
Development Services
Warwick District Council
Milverton Hill
Leamington Spa, CV32 5QH



Date: 27th April 2014

**RE: WARWICK DISTRICT COUNCIL'S CONSULTATION MARCH 2014
SITES FOR GYPSIES AND TRAVELLERS PREFERRED OPTONS FOR SITES**

**RESPONSE TO PROPOSED SITE GT11: Land at Budbrooke Lodge,
Racecourse and Hampton Road**

Criterion: Availability of the site (including impact on the existing uses on the site)

The ownership of the land at the GT11 site was not stated.

The Budbrooke Lodge access on to the site is preferred by the highway authority and this may not be available, so if a CPO is required; the expenditure on this and a CPO would not be an appropriate use of limited financial resources of WDC. The site includes the Gog Brook Local Wildlife Site and it does not seem that any possible affect has been taken into account. There is uncertainty over the impact on the racecourse and Budbrooke Lodge, which is a private residence.

Criterion: Safe Access from the Site for vehicles and pedestrians.

Approval of the GT11 site would locate the pitches between the A46 dual carriageway plus the fast and busy Henley Road at this section of the proposed site on the bridge acting as a blind dip/approach at the site access position. Traffic on this road is already dangerous as the speed limits have been seriously reduced over the past years and traffic levels have already increased due the Chase Meadow housing developments.

Movement of caravans and large vehicles in and out of the site on such a fast and busy road would not only be potentially dangerous to the proposed occupiers of the GT11 site it could increase the likelihood of more accidents to other traffic.

Criterion: Impact on visual amenity including the visibility of the site and surrounding area.

There is however, uncertainty over the impact on the racecourse by this development of GT11 site, as it would affect the benefits gained as a tourist attraction. The site includes the Gog Brook Local Wildlife Site and Budbrooke Lodge, which is a private residence and the development is likely to have an adverse impact on important features of the natural surroundings.

Criterion: Impact of land contamination, noise and other disturbance

The pitches present potential land contamination if dumping of rubbish takes place on the site (i.e. the entrance to Aylesford school only last week).

Compliance with PPTS - health and wellbeing

It is noted that no criterion is listed to address this policy and it should be.

PPTS Policy B - Paragraph 11(e) states that local planning authorities should, ensure that their policies:

“ provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development .”

The GT11 site is adjacent to nearby dangerous main roads A46 and Henley road. There could be detrimental effects to the health and well being of young children, living near these roads does not appear to comply with this Policy.

I wish this document to be regarded as my personal representations against the GT11 site.

Yours sincerely

Lee Jackson-Clarke

