

Gypsy and Traveller Preferred Options Sites Response Form 2014

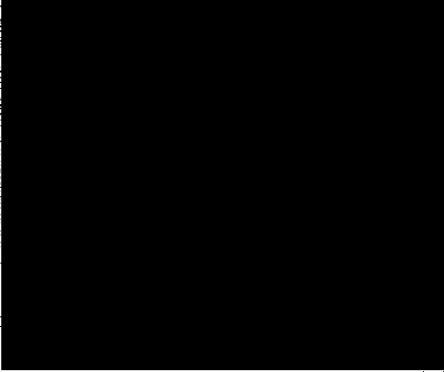
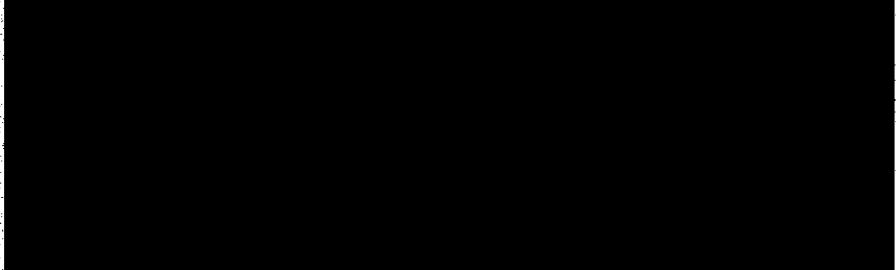
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 Ref: 2082 A 12514
 Rep. Ref.

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

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
First Name		R. A.
Last Name	G. F. MORETON AND SONS	SUTTON
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		9
Address Line 2		HOLLAND RISE
Address Line 3		KINGS SUTTON
Address Line 4		BANBURY
Postcode		OX17 3RZ
Telephone number		01295 273555
Email address		
Would you like to be made aware of future consultations on Gypsy Traveller sites?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender		
Ethnic Origin		
Age		
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions?	LOCAL PUBLICITY	

WARWICK DISTRICT COUNCIL
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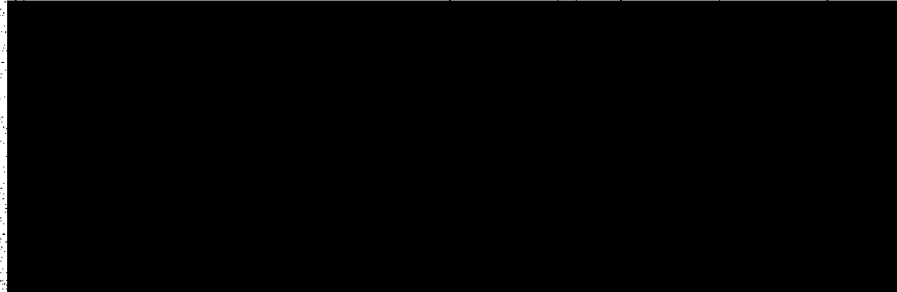
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Part B - Commenting on the Gypsy and Traveller Preferred Sites

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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:

- Impact on the green belt
- Impact on Landscape character
- Impact on heritage assets and the settings of heritage assets
- Impact on designated areas of nature conservation Flooding issues
- Ability of infrastructure requirements to be adequately met
- Impact on ecology
- Impact of land contamination, noise and other disturbance
- Agricultural land quality
- Impact on visual amenity including the visibility and character of the site and surrounding area
- The potential for the site to be adequately screened
- Access to the road network
- Distance to GP surgeries, schools, dentists, hospitals, shops and community facilities
- Proximity to other residential properties
- Potential for the proposal to utilise previously developed land
- Safe access to and from the site for vehicles and pedestrians
- Site topography
- Suitable size
- Availability of the site (including impact on the existing uses on the site)
- Deliverability of the site and associated infrastructure requirements

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

Which site are you responding to?

(e.g. GT04 Land at Harbury Lane/Fosse Way)

GT 15 LAND EAST OF EUROPA WAY (GREEN)

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 SHEET

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If you have objected to a Preferred Option site, is there another site (green or amber) from the Alternative Sites that you would support instead? Give your reasons for preferring this site?

9Tale 01 THIS SITE WOULD BE SAFER FROM A ROAD SAFETY
POINT OF VIEW AND MUCH LESS DISRUPTIVE TO
A LARGE WORKING FARM.

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:

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R.A. Sutton DipTP MRTP
Chartered Town Planning Consultant

**Warwick District Local Plan
Gypsy and Traveller Preferred Option Sites**

Objections to Site GT15: Land east of Europa Way (green)

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I am acting on behalf of G.F. Moreton & Sons who own and operate a large farm which abuts the above site and wish the following objections to be considered.

- (1) Europa Way is a very busy and fast stretch of road. A travellers' site gaining direct access to this road represent in our view a danger to users of this public highway and also to the occupiers of the site.

Such a site generates quite a lot of traffic, often being large vehicles towing either caravans or trailers which are slow moving both when entering onto the highway and when gaining access to the site.

This proposed travellers' site is extremely remote, so any access to and from the site will be by motor vehicle. This includes particularly journeys to and from school, the nearest school being almost 2 miles away and there is no alternative but for parents to take and collect children by motor vehicle, and similarly there is no alternative for shopping and work trips other than the motor vehicle.

Use of the access will be in our view quite intense and motorists on Europa Way would not expect slow moving traffic to be manoeuvring in and out of the access and it is felt that the proposal is therefore potentially dangerous and should be resisted on this ground alone.

It is hoped that as part of the Local Plan process the County Highway Authority will be consulted to carry out speed checks with regard to traffic already using Europa Way and assess volume and type of traffic likely to use this access before recommending on its suitability as a travellers' site from the Highway Authority point of view.

- (2) The site is currently covered in young trees, which were planted probably some 10 years ago following the construction of Europa Way. Whilst it appears well hidden at the moment because it is lower than the road, when these trees are removed it will be much more open to view, but it does seem inappropriate to remove planting which was very carefully carried out and is now beginning to mature, not only as a visual amenity but with a stream to the eastern side undoubtedly it is becoming a valuable local wildlife habitat.
- (3) Indicated on the attached plan is an irrigation point belonging to Lower Heathcote Farm. At this point there is a large diesel operated pump. It is probably less than 20 metres from the site and is used both to irrigate farmland for up to 3 months of the year, particularly in the summer, and would certainly run from 8.00 a.m.–10.00 p.m. and in severe weather conditions could run 24 hours a day not only for the 3 months but at other times of the year on a more intermittent basis.

This pump is also used not only to irrigate the farmland, but also to top up fishing lakes which are just a little distance to the north.

The pump is of necessity large and powerful and inevitably noisy, providing a not ideal environment for the travellers' site, which in addition has a very noisy and busy main road in an elevated position above it. The overall environment for the residents of this site is certainly not good.

The pump is absolutely essential both to the well-being and continuation of the fishing lakes, which are a valuable local amenity, and a source of revenue to the farm, but also irrigation of the fields on this side of Heathcote Farm is vital to their continued production and it is felt that if this travellers' site is allowed there will inevitably be pressure brought to bring the use of this pump to an end, which will be an absolute disaster for the farm and the fishing lakes. These lakes have now been running for approximately 9 years and similarly are becoming very much a valued part of the landscape. Clean water from the adjacent Tachbrooke is also important and there will undoubtedly be a risk of pollution from the proposed site.

- (4) At the present time there is no main sewer available to this site. This means that some alternative form of drainage must be found, creating a real danger of water pollution.
- (5) Lower Heathcote Farm also operates a touring caravan site (a CL for up to 5 vans). The close proximity of a travellers' site will undoubtedly reduce the popularity of this tourist facility.
- (6) If it is necessary to open a gypsy or travellers' site in this vicinity, the owners and operators of Heathcote Farm would vastly prefer Site GTalt 01, referred to as Brookside Willows. This would have a far better residential environment for the future residents, a much safer access and would be much less disruptive to the essential operations of Heathcote Farm.

Summary

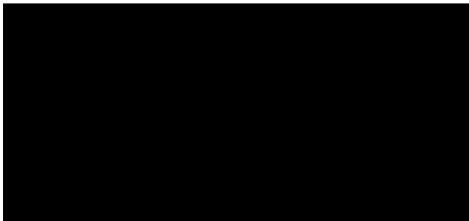
When looking at the criteria in Section 6, various preferences were highlighted during the assessment of potential sites. These include:

- 1) A convenient access to GP surgery, school and public transport. The first two facilities are a long distance away and undoubtedly residents would be dependent on the private motor vehicle and although there is a bus service, it would not be safe for buses to stop on this very fast section of Europa Way.
- 2) It is felt that the access is unlikely to prove safe as this section of Europa Way is extremely busy with fast moving continuous traffic. Coupled with the isolated nature of the site making all journeys dependent on the motor vehicle and the potential for larger slow moving vehicles entering and leaving, often towing trailers, it is felt that this access is not safe.
- 3) It is stated that the area chosen should not be subject to potential noise and other disturbance. Site GT15 has an elevated fast main road to one side and an essential farm generator/irrigation pump nearby to the eastern side. This chosen site will be subject to continuous noise problems and it is felt to be unsuitable for a travellers' site, particularly bearing in mind that the dwellings will be caravans, mobile homes or possibly static caravans, which are not as well insulated as permanent purpose-built dwellings.
- 4) There should be provision for utilities including running water, waste disposal etc. This site is not near a sewer and any foul water disposal could impact on the water quality of Tachbrooke which is used both to continually top up the fishing lakes and for irrigation of water on the farm.
- 5) It is also stated that the areas chosen should avoid adverse impact on important features of the natural and historic environment. In this case Europa Way has been carefully landscaped and a planting area now beginning to mature will be largely destroyed if this site goes ahead.

- 6) It is stated that the sites should be able to be integrated into the landscape without harming the character of the area. It is inevitable that a small site such as this will have very little landscaping and planting remaining once most of the existing woodland is removed. It should also be realised that the caravans, statics and mobile homes are often very brightly coloured or white and with the removal of much of the planting the site will become more obvious than perhaps is at first apparent.
- 7) Finally, it is stated that the location chosen should if possible ensure that travellers live and work from the same location, therefore omitting many travel to work journeys, to assist with sustainability. In this instance every journey, be it work, leisure, shopping, school, etc. needs to be taken by private motor vehicle.

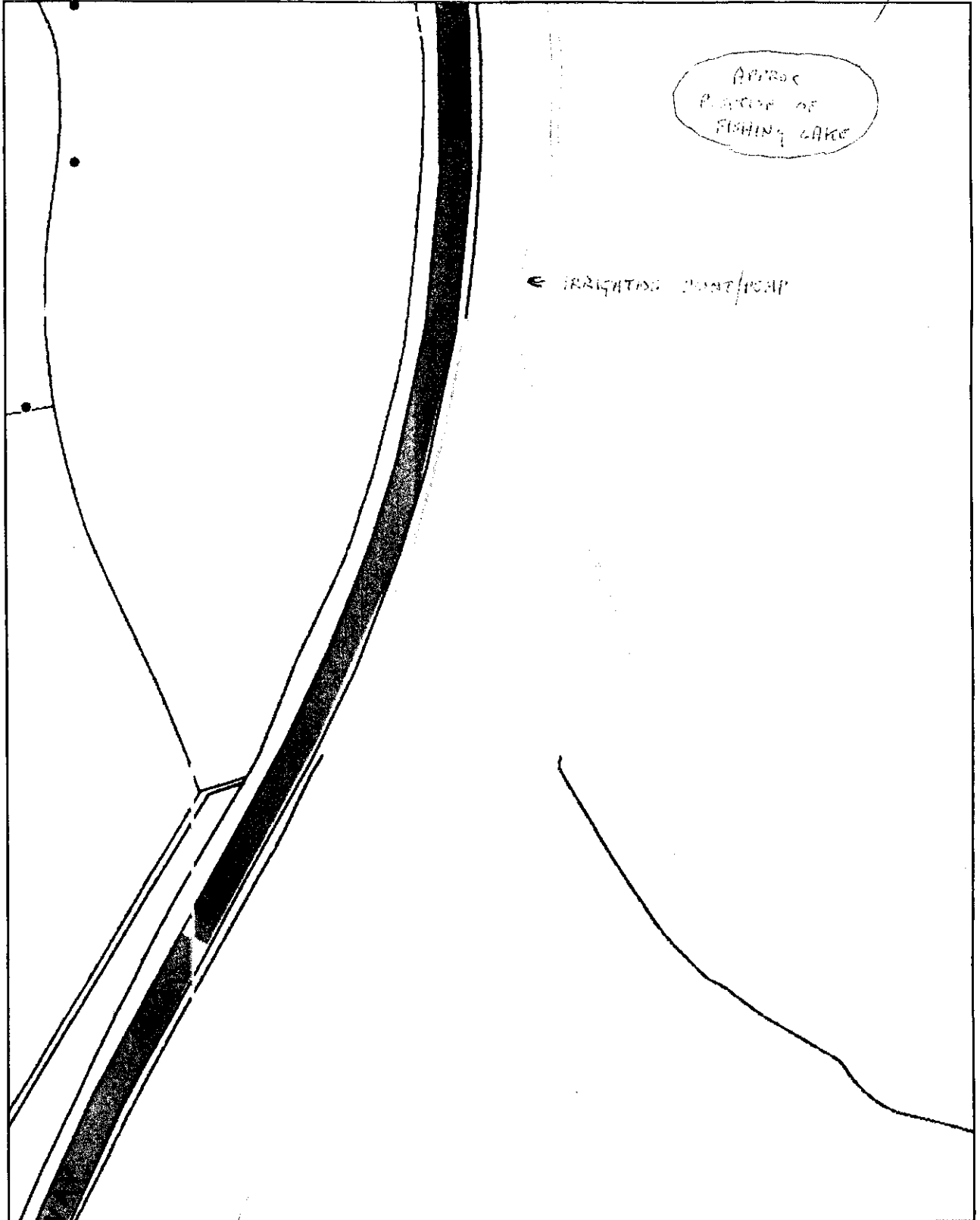
Conclusion

It seems that site GT15 does not comply with many of the search criteria listed in Section 6.1 of paragraph 13. Although the site has been labelled "green", it is felt that on closer examination it is unsuitable for the proposed use, and objection is therefore raised to the use of GT15 as a possible travellers' site.



GT15 Map

TOURING CARAVAN
SITE (CL)



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Scale: 1:10000

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Officer	
15 APR 2014	
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PRE	GR DIS

R.A. Sutton DipTP MRTPI
Chartered Town Planning Consultant

RAS/SJS/340A

14 April 2014

Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
LEAMINGTON SPA
CV32 5QH

WDC PLANNING
Ref
Officer
15 APR 2014
SCANNED
CC CR PD MA
PRE GEN DIS

Dear Sir,

**Warwick District Council Local Plan
Gypsy and Traveller Preferred Option Sites**

As a Planning Consultant I act on behalf of G.F. Moreton & Sons who own and operate [REDACTED] the boundary of which is adjacent to Site GT15: Land east of Europa Way (Green), Warwick.

Enclosed is a form, a copy of the simple diagrammatic plan from the Local Plan document indicating the fishing lakes nearby, CL touring caravan site and the position of the irrigation pump. The objections are set out in full on a separate statement, as these do not easily fit the standard form.

I would be pleased if you could take these objections into account and hopefully omit this site from those under consideration in the Local Plan and you will note that my client has less objection to site GTalt 01 as we feel this is safer from a highway and access viewpoint and also less disruptive to the farm and would produce a better environment for the residents of the possible site.

I would be pleased if you could update me with regard to progress on the Local Plan.

Yours faithfully,

[REDACTED]
R.A. Sutton DipTP MRTPI

Encs.

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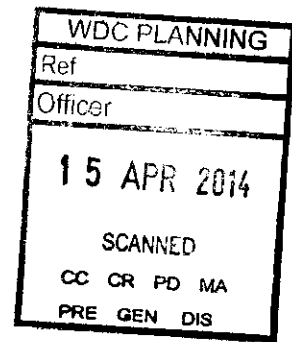
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Chartered Town Planning Consultant

Warwick District Local Plan
Gypsy and Traveller Preferred Option Sites

Objections to Site GT15: Land east of Europa Way (green)



I am acting on behalf of G.F. Moreton & Sons who own and operate a large farm which abuts the above site and wish the following objections to be considered.

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Such a site generates quite a lot of traffic, often being large vehicles towing either caravans or trailers which are slow moving both when entering onto the highway and when gaining access to the site.

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Use of the access will be in our view quite intense and motorists on Europa Way would not expect slow moving traffic to be manoeuvring in and out of the access and it is felt that the proposal is therefore potentially dangerous and should be resisted on this ground alone.

It is hoped that as part of the Local Plan process the County Highway Authority will be consulted to carry out speed checks with regard to traffic already using Europa Way and assess volume and type of traffic likely to use this access before recommending on its suitability as a travellers' site from the Highway Authority point of view.

- (2) The site is currently covered in young trees, which were planted probably some 10 years ago following the construction of Europa Way. Whilst it appears well hidden at the moment because it is lower than the road, when these trees are removed it will be much more open to view, but it does seem inappropriate to remove planting which was very carefully carried out and is now beginning to mature, not only as a visual amenity but with a stream to the eastern side undoubtedly it is becoming a valuable local wildlife habitat.
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This pump is also used not only to irrigate the farmland, but also to top up fishing lakes which are just a little distance to the north.

The pump is of necessity large and powerful and inevitably noisy, providing a not ideal environment for the travellers' site, which in addition has a very noisy and busy main road in an elevated position above it. The overall environment for the residents of this site is certainly not good.

Part B - Commenting on the Gypsy and Traveller Preferred Sites

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

<p>Which site are you responding to? (e.g. GT04 Land at Harbury Lane/Fosse Way)</p>	<p>GT 15 LAND EAST OF EUROPA WAY (GREEN)</p>
<p>What is the nature of your representation?</p>	<p><input type="checkbox"/> Support <input checked="" type="checkbox"/> Object <input type="checkbox"/> Comment</p>
<p>Please set out full details of your objection or representation of support with reference to the criteria above.</p>	
<p>SEE ATTACHED SHEET</p>	

The pump is absolutely essential both to the well-being and continuation of the fishing lakes, which are a valuable local amenity, and a source of revenue to the farm, but also irrigation of the fields on this side of Heathcote Farm is vital to their continued production and it is felt that if this travellers' site is allowed there will inevitably be pressure brought to bring the use of this pump to an end, which will be an absolute disaster for the farm and the fishing lakes. These lakes have now been running for approximately 9 years and similarly are becoming very much a valued part of the landscape. Clean water from the adjacent Tachbrooke is also important and there will undoubtedly be a risk of pollution from the proposed site.

- (4) At the present time there is no main sewer available to this site. This means that some alternative form of drainage must be found, creating a real danger of water pollution.
- (5) Lower Heathcote Farm also operates a touring caravan site (a CL for up to 5 vans). The close proximity of a travellers' site will undoubtedly reduce the popularity of this tourist facility.
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Summary

When looking at the criteria in Section 6, various preferences were highlighted during the assessment of potential sites. These include:

- 1) A convenient access to GP surgery, school and public transport. The first two facilities are a long distance away and undoubtedly residents would be dependent on the private motor vehicle and although there is a bus service, it would not be safe for buses to stop on this very fast section of Europa Way.
- 2) It is felt that the access is unlikely to prove safe as this section of Europa Way is extremely busy with fast moving continuous traffic. Coupled with the isolated nature of the site making all journeys dependent on the motor vehicle and the potential for larger slow moving vehicles entering and leaving, often towing trailers, it is felt that this access is not safe.
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Conclusion

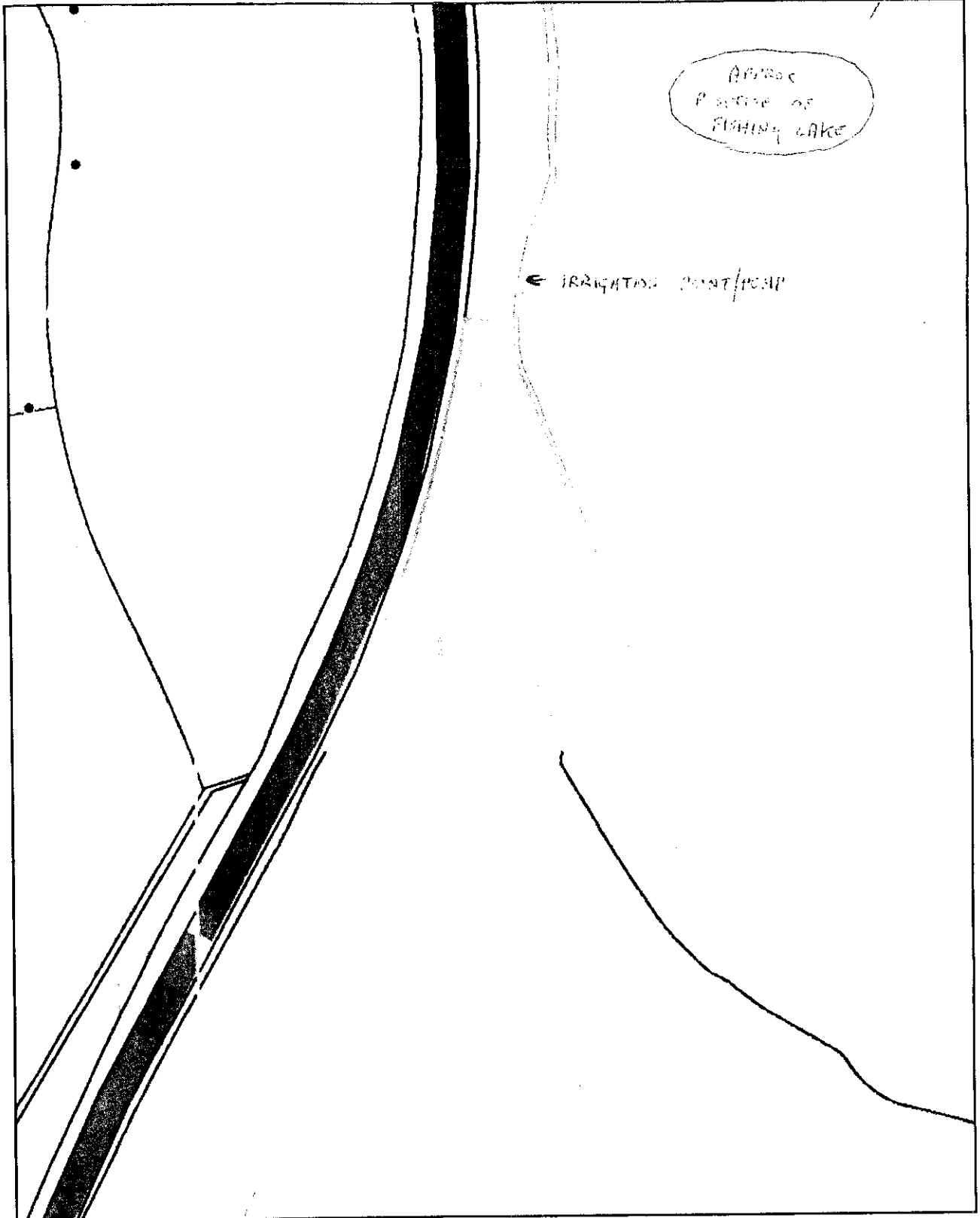
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14th April 2014

GT15 Map

TURBINE CANAL
SITE (CL)



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Scale: 1:10000

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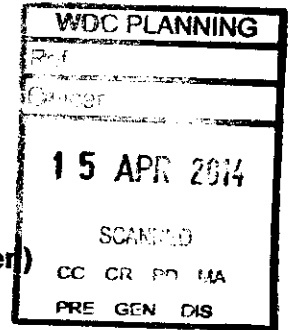
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It is hoped that as part of the Local Plan process the County Highway Authority will be consulted to carry out speed checks with regard to traffic already using Europa Way and assess volume and type of traffic likely to use this access before recommending on its suitability as a travellers' site from the Highway Authority point of view.

- (2) The site is currently covered in young trees, which were planted probably some 10 years ago following the construction of Europa Way. Whilst it appears well hidden at the moment because it is lower than the road, when these trees are removed it will be much more open to view, but it does seem inappropriate to remove planting which was very carefully carried out and is now beginning to mature, not only as a visual amenity but with a stream to the eastern side undoubtedly it is becoming a valuable local wildlife habitat.
- (3) Indicated on the attached plan is an irrigation point belonging to Lower Heathcote Farm. At this point there is a large diesel operated pump. It is probably less than 20 metres from the site and is used both to irrigate farmland for up to 3 months of the year, particularly in the summer, and would certainly run from 8.00 a.m.–10.00 p.m. and in severe weather conditions could run 24 hours a day not only for the 3 months but at other times of the year on a more intermittent basis.

This pump is also used not only to irrigate the farmland, but also to top up fishing lakes which are just a little distance to the north.

The pump is of necessity large and powerful and inevitably noisy, providing a not ideal environment for the travellers' site, which in addition has a very noisy and busy main road in an elevated position above it. The overall environment for the residents of this site is certainly not good.

The pump is absolutely essential both to the well-being and continuation of the fishing lakes, which are a valuable local amenity, and a source of revenue to the farm, but also irrigation of the fields on this side of Heathcote Farm is vital to their continued production and it is felt that if this travellers' site is allowed there will inevitably be pressure brought to bring the use of this pump to an end, which will be an absolute disaster for the farm and the fishing lakes. These lakes have now been running for approximately 9 years and similarly are becoming very much a valued part of the landscape. Clean water from the adjacent Tachbrooke is also important and there will undoubtedly be a risk of pollution from the proposed site.

- (4) At the present time there is no main sewer available to this site. This means that some alternative form of drainage must be found, creating a real danger of water pollution.
- (5) Lower Heathcote Farm also operates a touring caravan site (a CL for up to 5 vans). The close proximity of a travellers' site will undoubtedly reduce the popularity of this tourist facility.
- (6) If it is necessary to open a gypsy or travellers' site in this vicinity, the owners and operators of Heathcote Farm would vastly prefer Site GTalt 01, referred to as Brookside Willows. This would have a far better residential environment for the future residents, a much safer access and would be much less disruptive to the essential operations of Heathcote Farm.

Summary

When looking at the criteria in Section 6, various preferences were highlighted during the assessment of potential sites. These include:

- 1) A convenient access to GP surgery, school and public transport. The first two facilities are a long distance away and undoubtedly residents would be dependent on the private motor vehicle and although there is a bus service, it would not be safe for buses to stop on this very fast section of Europa Way.
- 2) It is felt that the access is unlikely to prove safe as this section of Europa Way is extremely busy with fast moving continuous traffic. Coupled with the isolated nature of the site making all journeys dependent on the motor vehicle and the potential for larger slow moving vehicles entering and leaving, often towing trailers, it is felt that this access is not safe.
- 3) It is stated that the area chosen should not be subject to potential noise and other disturbance. Site GT15 has an elevated fast main road to one side and an essential farm generator/irrigation pump nearby to the eastern side. This chosen site will be subject to continuous noise problems and it is felt to be unsuitable for a travellers' site, particularly bearing in mind that the dwellings will be caravans, mobile homes or possibly static caravans, which are not as well insulated as permanent purpose-built dwellings.
- 4) There should be provision for utilities including running water, waste disposal etc. This site is not near a sewer and any foul water disposal could impact on the water quality of Tachbrooke which is used both to continually top up the fishing lakes and for irrigation of water on the farm.
- 5) It is also stated that the areas chosen should avoid adverse impact on important features of the natural and historic environment. In this case Europa Way has been carefully landscaped and a planting area now beginning to mature will be largely destroyed if this site goes ahead.

- 6) It is stated that the sites should be able to be integrated into the landscape without harming the character of the area. It is inevitable that a small site such as this will have very little landscaping and planting remaining once most of the existing woodland is removed. It should also be realised that the caravans, statics and mobile homes are often very brightly coloured or white and with the removal of much of the planting the site will become more obvious than perhaps is at first apparent.
- 7) Finally, it is stated that the location chosen should if possible ensure that travellers live and work from the same location, therefore omitting many travel to work journeys, to assist with sustainability. In this instance every journey, be it work, leisure, shopping, school, etc. needs to be taken by private motor vehicle.

Conclusion

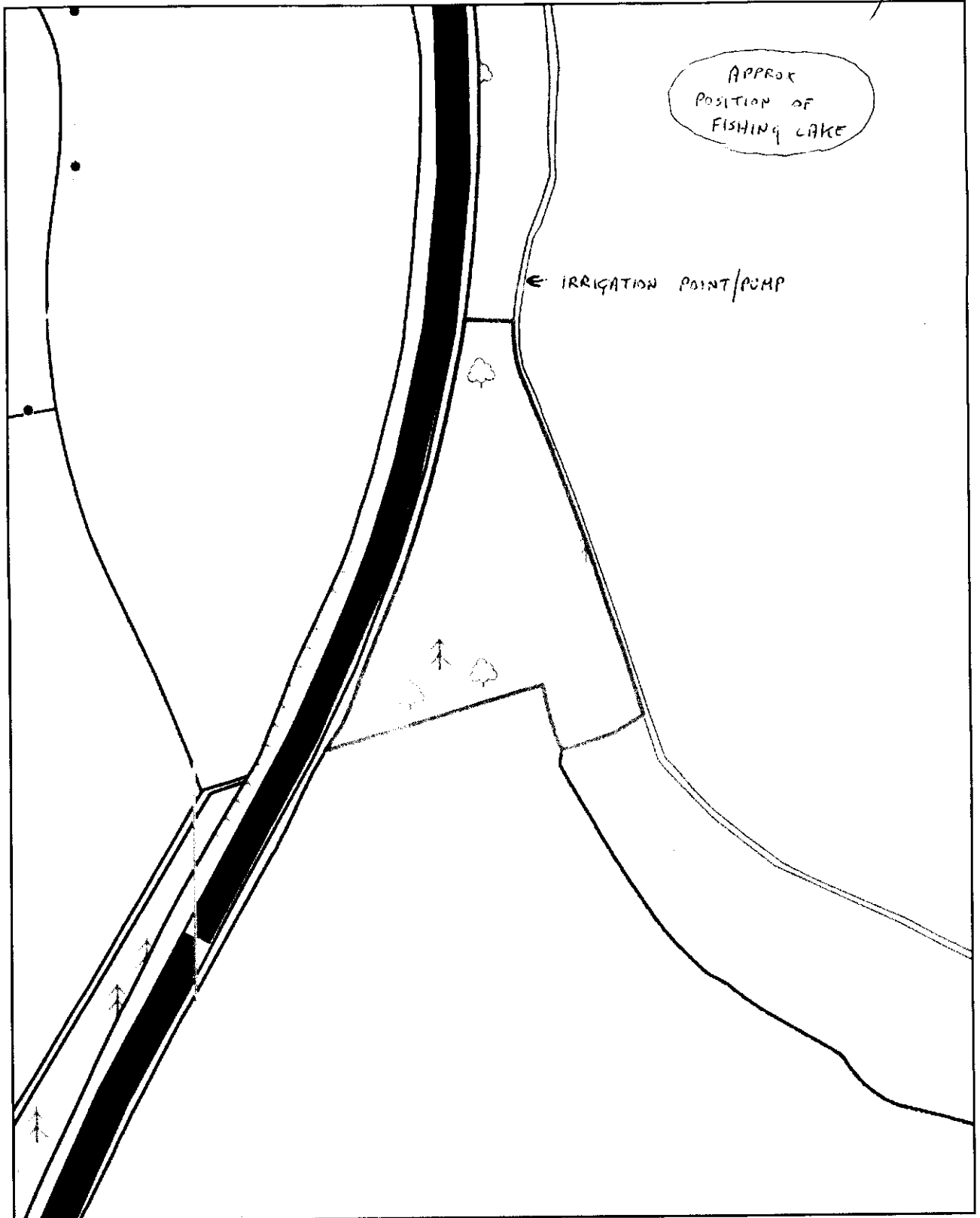
It seems that site GT15 does not comply with many of the search criteria listed in Section 6.1 of paragraph 13. Although the site has been labelled "green", it is felt that on closer examination it is unsuitable for the proposed use, and objection is therefore raised to the use of GT15 as a possible travellers' site.



14 April 2014

GT15 Map

TOURING CARAVAN
SITE (CL)



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Scale: 1:10000

WDC PLANNING
Ref
Officer
15 APR 2014
SCANNED
CC CR PD MA
PRE GEN DIS

Part B - Commenting on the Gypsy and Traveller Preferred Sites

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:

- Impact on the green belt
- Impact on Landscape character
- Impact on heritage assets and the settings of heritage assets
- Impact on designated areas of nature conservation Flooding issues
- Ability of infrastructure requirements to be adequately met
- Impact on ecology
- Impact of land contamination, noise and other disturbance
- Agricultural land quality
- Impact on visual amenity including the visibility and character of the site and surrounding area
- The potential for the site to be adequately screened
- Access to the road network
- Distance to GP surgeries, schools, dentists, hospitals, shops and community facilities
- Proximity to other residential properties
- Potential for the proposal to utilise previously developed land
- Safe access to and from the site for vehicles and pedestrians
- Site topography
- Suitable size
- Availability of the site (including impact on the existing uses on the site)
- Deliverability of the site and associated infrastructure requirements

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

Which site are you responding to?

(e.g. GT04 Land at Harbury Lane/Fosse Way)

GT 15 LAND EAST OF EUROPA WAY (GREEN)

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 SHEET

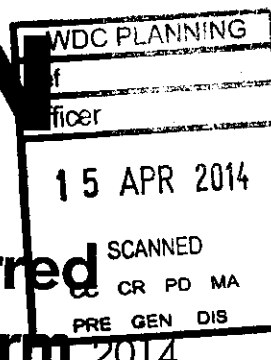
For Official Use Only

Ref:

Rep. Ref.

LOCAL PLAN

helpingshapethedistrict



Gypsy and Traveller Preferred Options Sites Response Form 2014

For Official Use Only
Ref: 2082 A12514
Rep. Ref.

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

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
First Name		R. A.
Last Name	G. F. MARETON AND SONS	SUTTON
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		9
Address Line 2		HOLLAND RISE
Address Line 3		KINGS SUTTON
Address Line 4		BANBURY
Postcode		OX17 3RZ
Telephone number		01295 273555
Email address		
Would you like to be made aware of future consultations on Gypsy Traveller sites?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender		
Ethnic Origin		
Age		
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions?	LOCAL PUBLICITY	

Part B - Commenting on the Gypsy and Traveller Preferred Sites

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:

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- Impact on ecology
- Impact of land contamination, noise and other disturbance
- Agricultural land quality
- Impact on visual amenity including the visibility and character of the site and surrounding area
- The potential for the site to be adequately screened
- Access to the road network
- Distance to GP surgeries, schools, dentists, hospitals, shops and community facilities
- Proximity to other residential properties
- Potential for the proposal to utilise previously developed land
- Safe access to and from the site for vehicles and pedestrians
- Site topography
- Suitable size
- Availability of the site (including impact on the existing uses on the site)
- Deliverability of the site and associated infrastructure requirements

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

Which site are you responding to? (e.g. GT04 Land at Harbury Lane/Fosse Way)	GT 15 LAND EAST OF EUROPA WAY (GREEN)
What is the nature of your representation?	<input type="checkbox"/> Support <input checked="" type="checkbox"/> Object <input type="checkbox"/> Comment
Please set out full details of your objection or representation of support with reference to the criteria above.	
SEE ATTACHED SHEET	

Part B - Commenting on the Gypsy and Traveller Preferred Sites

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

Sheet of

If you have objected to a Preferred Option site, is there another site (green or amber) from the Alternative Sites that you would support instead? Give your reasons for preferring this site?

9Talt 01 THIS SITE WOULD BE SAFER FROM A ROAD SAFETY
POINT OF VIEW AND MUCH LESS DISRUPTIVE TO
A LARGE WORKING FARM.

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:

N/A

For Official Use Only

Ref:

Rep. Ref.

R.A. Sutton DipTP MRTPI
Chartered Town Planning Consultant

Warwick District Local Plan
Gypsy and Traveller Preferred Option Sites

Objections to Site GT15: Land east of Europa Way (green)

WDC PLANNING
Re:
Case:
15 APR 2014
SCANNED
CC CR PD MA
PRE GEN DIS

I am acting on behalf of G.F. Moreton & Sons who own and operate a large farm which abuts the above site and wish the following objections to be considered.

- (1) Europa Way is a very busy and fast stretch of road. A travellers' site gaining direct access to this road represent in our view a danger to users of this public highway and also to the occupiers of the site.

Such a site generates quite a lot of traffic, often being large vehicles towing either caravans or trailers which are slow moving both when entering onto the highway and when gaining access to the site.

This proposed travellers' site is extremely remote, so any access to and from the site will be by motor vehicle. This includes particularly journeys to and from school, the nearest school being almost 2 miles away and there is no alternative but for parents to take and collect children by motor vehicle, and similarly there is no alternative for shopping and work trips other than the motor vehicle.

Use of the access will be in our view quite intense and motorists on Europa Way would not expect slow moving traffic to be manoeuvring in and out of the access and it is felt that the proposal is therefore potentially dangerous and should be resisted on this ground alone.

It is hoped that as part of the Local Plan process the County Highway Authority will be consulted to carry out speed checks with regard to traffic already using Europa Way and assess volume and type of traffic likely to use this access before recommending on its suitability as a travellers' site from the Highway Authority point of view.

- (2) The site is currently covered in young trees, which were planted probably some 10 years ago following the construction of Europa Way. Whilst it appears well hidden at the moment because it is lower than the road, when these trees are removed it will be much more open to view, but it does seem inappropriate to remove planting which was very carefully carried out and is now beginning to mature, not only as a visual amenity but with a stream to the eastern side undoubtedly it is becoming a valuable local wildlife habitat.
- (3) Indicated on the attached plan is an irrigation point belonging to Lower Heathcote Farm. At this point there is a large diesel operated pump. It is probably less than 20 metres from the site and is used both to irrigate farmland for up to 3 months of the year, particularly in the summer, and would certainly run from 8.00 a.m.–10.00 p.m. and in severe weather conditions could run 24 hours a day not only for the 3 months but at other times of the year on a more intermittent basis.

This pump is also used not only to irrigate the farmland, but also to top up fishing lakes which are just a little distance to the north.

The pump is of necessity large and powerful and inevitably noisy, providing a not ideal environment for the travellers' site, which in addition has a very noisy and busy main road in an elevated position above it. The overall environment for the residents of this site is certainly not good.

The pump is absolutely essential both to the well-being and continuation of the fishing lakes, which are a valuable local amenity, and a source of revenue to the farm, but also irrigation of the fields on this side of Heathcote Farm is vital to their continued production and it is felt that if this travellers' site is allowed there will inevitably be pressure brought to bring the use of this pump to an end, which will be an absolute disaster for the farm and the fishing lakes. These lakes have now been running for approximately 9 years and similarly are becoming very much a valued part of the landscape. Clean water from the adjacent Tachbrooke is also important and there will undoubtedly be a risk of pollution from the proposed site.

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Summary

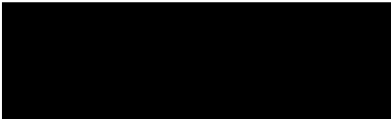
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Conclusion

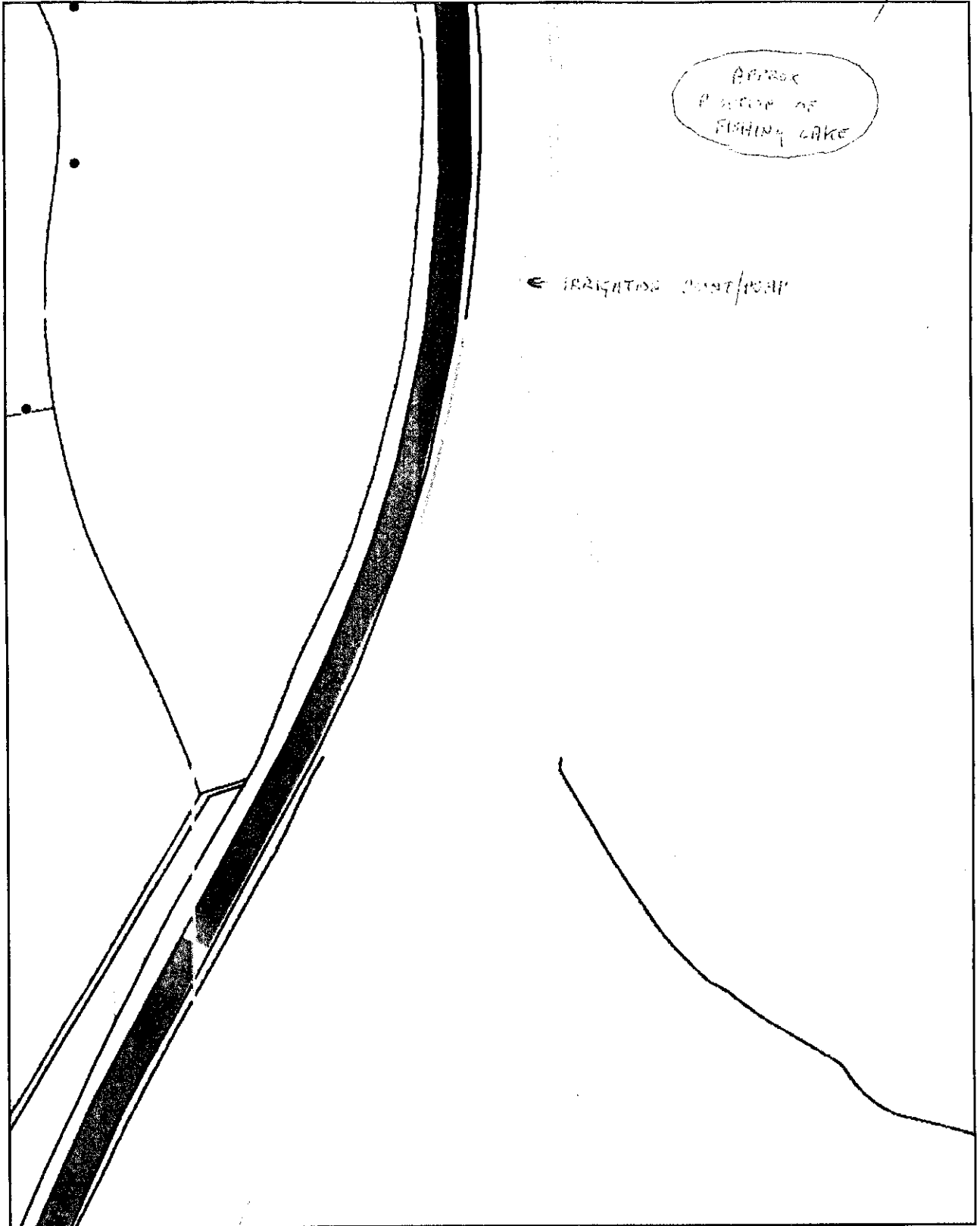
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14th April 2014

GT15 Map

TERRING CARAVAN
SITE (CL)



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Scale: 1:10000

WIP	...
Ref	...
Offic	...
15 APR 2014	
...	
...	
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