



hancocktowntplanning

Our ref: HTP609le1

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17th July 2013

Dear Sirs,

**Warwick Local Plan - Sites for Gypsies and Travellers
Land at Park Farm / Spinney Farm**

Hancock Town Planning Ltd acts for Mr B Dhinjan who owns Park Farm which lies within site GT06 which the Council has identified as a potential site to accommodate 15 gypsy and traveller pitches. The extent of Mr Dhinjan's ownership is shown on the enclosed plan

My client wishes to **OBJECT** to the identification of GT06 as a potential site and confirms that he will not release any of his land for such provision and will also object to any provision on adjoining land within the GT06 Area of Search.

The reasons for the objection are set out below:

1. The identified area has a pleasant open aspect to the Banbury Road which forms one of the main routes into the historic town of Warwick. The provision of a traveller site within this area would be significantly detrimental to the visual quality of this important approach to the historic town.
2. Even if the traveller pitches were sited some distance within the land in order to help reduce visual impact, the development would still require the provision of a long access road which would cut across this attractive swathe of land.
3. Any occupants of a traveller site in this location would be heavily reliant on the use of private transport, as the site is approximately 1.5 miles from Warwick and there are no bus stops or dedicated footpaths along Banbury Road. A gypsy and traveller site in this location would therefore be contrary to the principles of sustainability.
4. Mr Dhinjan notes that the majority of the GT06 site is undeveloped greenfield land which is in active agricultural use. By contrast, other potential sites such as GT 14, 17 and 18, comprise previously-developed land. Priority should be given to the use of previously developed sites over greenfield land.

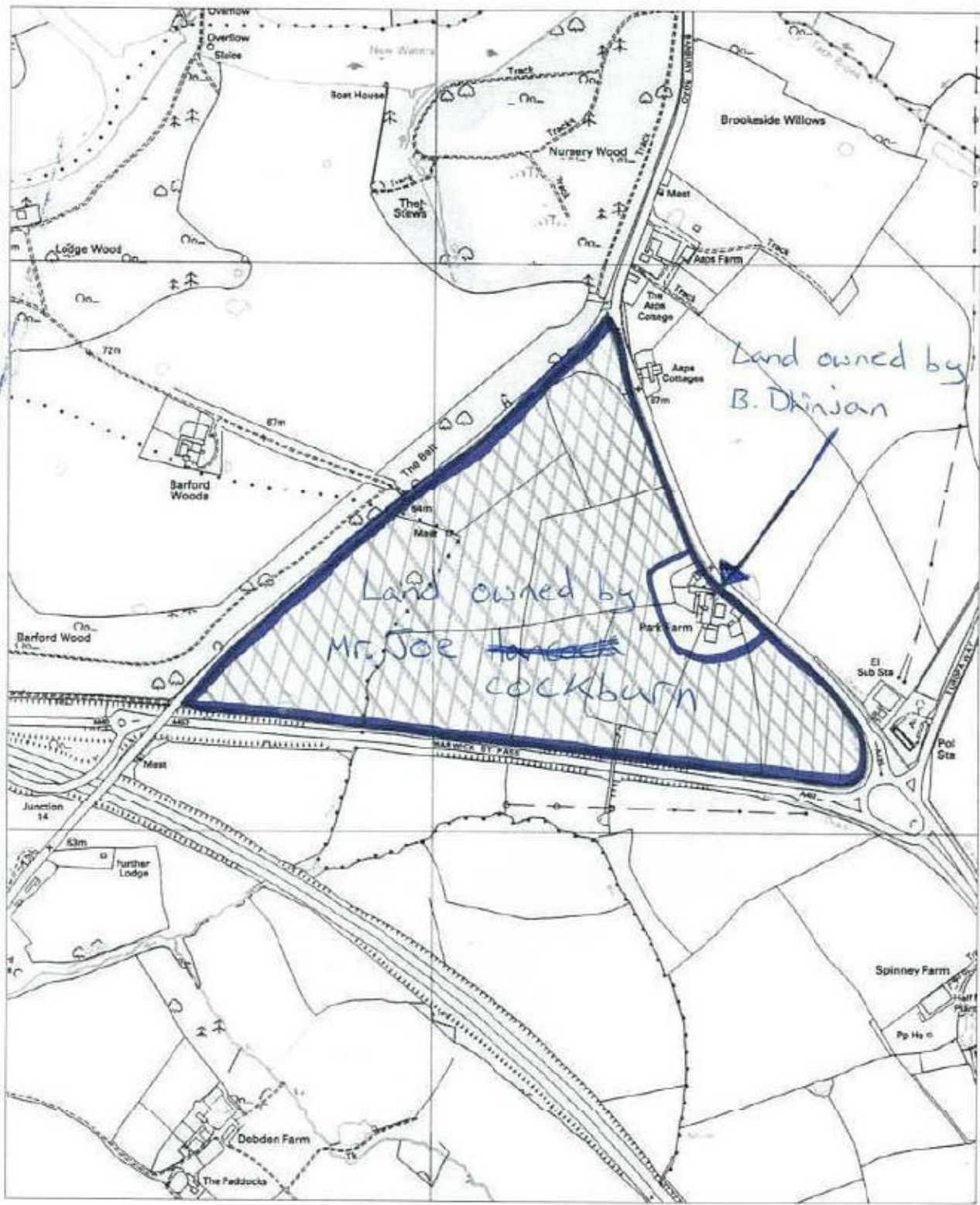
5. Part of Site GT06 falls within the Area of Search for a Park and Ride facility, as identified in the adopted Local Plan. The identification of some of the land for gypsy and traveller provision could therefore conflict with the long-term objective of a Park and Ride in this area.
6. Site GT06 also contains a large residential property. By contrast, many of the other potential sites identified in the Consultation do not (e.g. GT01, 03, 08, 10, 12, 14, 15, 17, 18 and 20). Preference should be given to sites which do not contain existing houses in order to minimise the potential loss of amenity for existing occupiers.
7. Park / Spinney Farm land lies within an area which might at some point be identified as a suitable location to help meet the long-term housing needs of the District. The presence of a gypsy and traveller site might constrain the ability to implement a fully comprehensive and integrated residential development of the area.

We would be grateful if you could please consider these representations when progressing the Local Plan.

Yours faithfully,



Handbook Town Planning



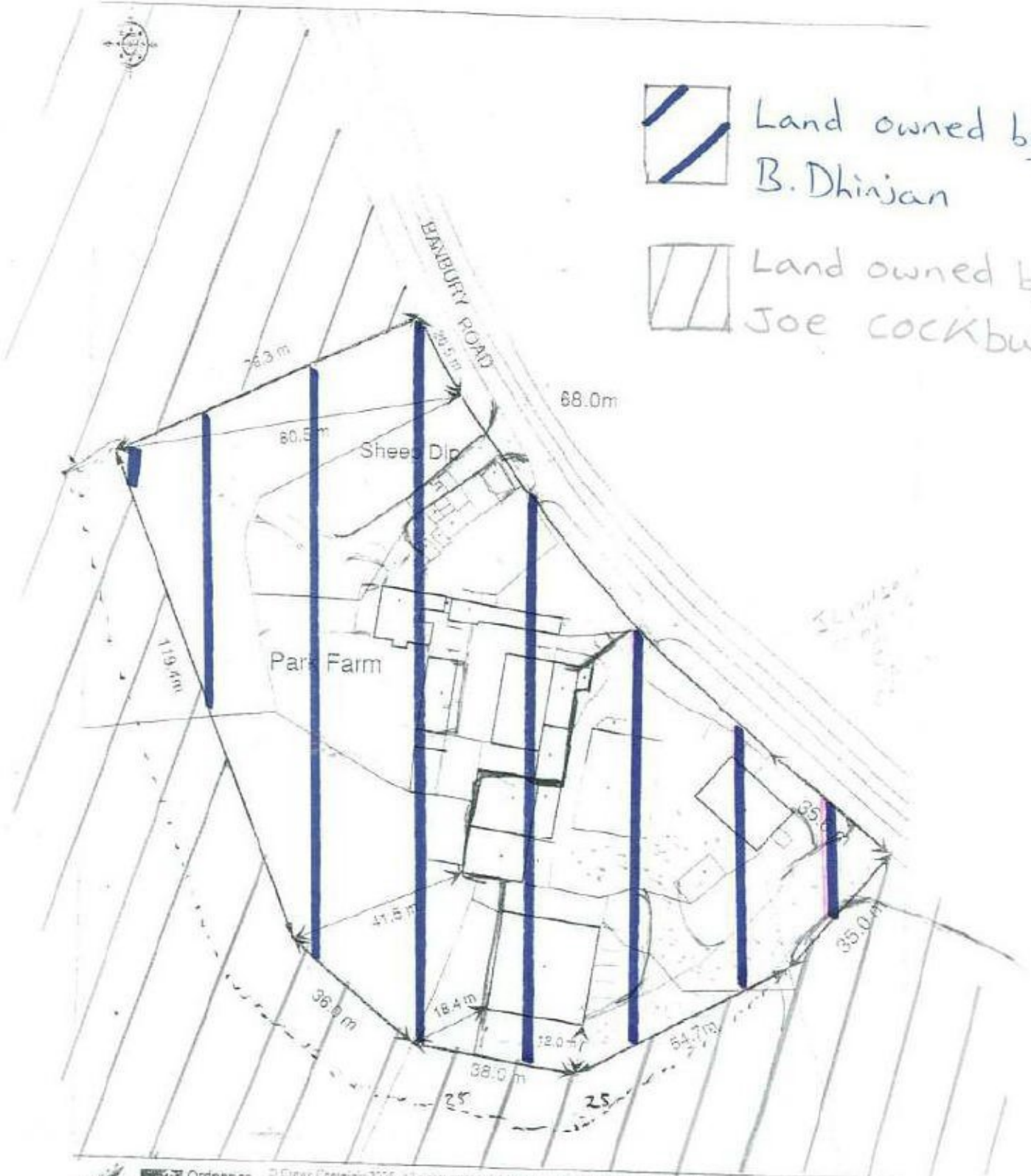
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Scale: 1:10000



Land owned by
B. Dhinjan



Land owned by
Joe Cockburn



Ordnance Survey

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