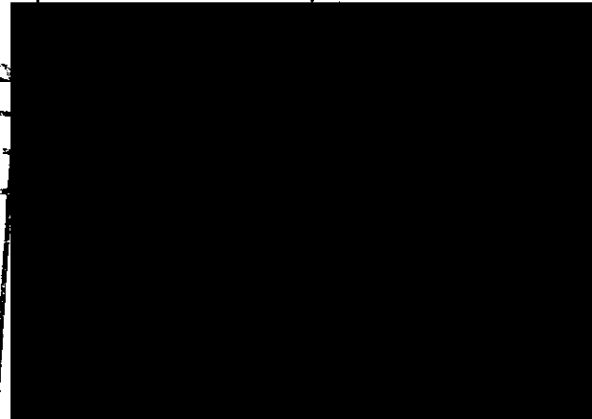


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WILKINS PLANNING
Ref
Office
01 MAR 2014
SCANNED
CC CR PD MA
PRE GEN DIS



Dear Sirs,

12530

**Sites for Gypsies and Travellers – Preferred Options for Sites
Site GTalt03 Henley Road / Hampton Road**

I wish to register my very strong **OBJECTION** to the identification of site GTalt03 as a potential 'alternative' site to accommodate 15 gypsy and traveller pitches.

The Government's '*Planning Policy for Traveller Sites*' (2012) states that traveller sites should only be approved within the green belt if '*very special circumstances*' can be demonstrated. Subsequent Government guidance has confirmed that unmet need for traveller sites is unlikely to be sufficient to meet the '*very special circumstances*' threshold to justify development within the green belt.

However, far from there being any very special circumstances in support of the potential development of the Henley Road / Hampton Road site, the land is very heavily constrained, as summarised below:

Planning history – a previous application for just one traveller pitch at the site was dismissed at appeal, application reference W09/0157. The District Council also subsequently took out an injunction to prevent any occupation whatsoever of the land by touring caravans / mobile homes. It is untenable for the same Council to be currently considering promoting the site for a much larger development.

Access – whilst the Consultation document refers to access being possible from Hampton Road, we understand that this is an error and consideration is being given to potential access from Henley Road. However, the Planning Inspector who refused application W09/0157 concluded that occupation of the site by just a single family would have an unacceptable impact on highway safety if accessed from Henley Road. In the light of this, how can the site be considered as even potentially suitable for 15 pitches?

Sustainability - Hampton-on-the-Hill is not identified within either the adopted Warwick District Local Plan (2006) or within the draft Village Housing Options consultation as a sustainable location for any new residential development. If the Council considers that it is not a sustainable location for new market housing, then it cannot be considered as sustainable for a traveller site.

Visual impact - the land lies in an elevated position on an important gateway approach to Warwick. The hedgerow to Henley Road is insufficient to prevent significant views into the site. The only way to partially screen the site would be to

have extensive close-boarded boundary fencing which would have a highly urbanising effect in this prominent location.

Power lines – the site is crossed by a 33kV power line. I understand that this would either have to be diverted at great expense or require a minimum separation distance between the caravans and the line. Either way, this is a significant constraint to development.

Noise – The detailed assessment of the site carried out by the District Council's own consultant highlights that there is the potential for occupants to be exposed to high levels of noise and poor air quality due to the proximity to the A4189.

Surface water flooding - The same consultant report also states that surface water flooding within parts of the site would pose a risk to caravans which are considered to be particularly sensitive to flooding risk.

Landowner support - the fact that the landowner is "very keen" to secure development on his land cannot possibly constitute a 'very special circumstance'. If it did, any owner of land within the Green Belt would have an open door for successfully securing development on their land.

There are therefore no factors which could possibly constitute the very special circumstances necessary to support of the potential allocation of the Henley Road / Hampton Road site. The site should therefore be re-classified as a 'red' site which is unsuitable for further consideration.

