

[REDACTED]

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

2<sup>nd</sup> April 2014.

12535

WDC PLANNING  
Ref: \_\_\_\_\_  
Office: \_\_\_\_\_  
7 APR 2014  
SCANNED  
CC CH PD MA  
PRE CH DIS

**Ref : Objection to the inclusion of site Gtalt03 in your consultation document 'Local Plan- Sites for Gypsies and Travellers' dated March 2014.**

Dear Sir / Madam,

Further to our letter of objection raised in April 2009, and we enclose a copy, we wish to register our very strong and continued objection to the inclusion of site Gtalt03 in your consultation document 'Local Plan- Sites for Gypsies and Travellers' dated March 2014.

The site is within the Green Belt and in the last five years has been the subject of two planning applications, having been **refused** both times by the WDC Planning Committee in 2009 and 2011. On both occasions our Parish Council and Ward Councillors, Alan Rhead (2009) and Clare Sawdon (2011) supported local residents in voicing their continued objections by speaking for them at the Planning Committee meetings.

The site has also been **dismissed** by the Planning Inspectorate at an appeal hearing in 2009 and following that in 2010 the WDC took out an **Injunction to prevent any development**.

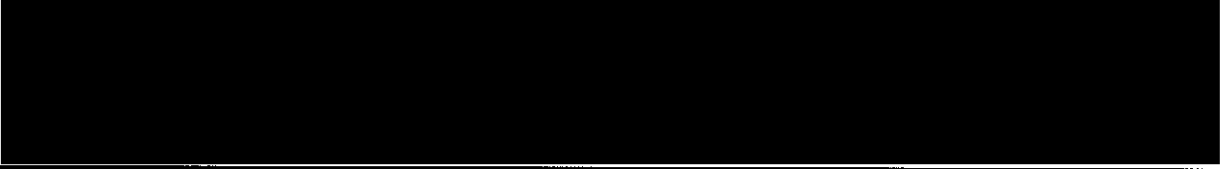
**ALL** the conditions that applied then are **still valid and relevant today**.

It is, therefore, unbelievable that it should be given, once again, any consideration by the very authority that **refused** those applications previously.

Furthermore, Hampton-on-the-Hill is not identified within either the adopted WDC Local Plan (2006) or within the draft 'Village Housing Options' consultation as a sustainable location for any new residential development. As such, if the above is true, then surely, it is also **not suitable** as a sustainable location for a Traveller site.

We therefore request that the site Gtalt03 be reclassified as a red site and removed permanently from any consideration in this consultation.

[REDACTED]



Planning Services,  
Warwick District Council,  
PO Box 2178,  
Riverside House,  
Milverton Hill,  
Royal Leamington Spa,  
CV32 5QH.

7<sup>th</sup> April 2009.

**Ref: Proposed change of use of land at the junction of Hampton Road and Henley Road.**  
**Application number: W 09 / 0157.**

Dear Sir / Madam,

We **strongly object** to the above mentioned proposal, to change the agricultural use of this land to residential use and set out our reasons as shown below :-

### **1.Green Belt Issues**

- a The proposed development is contrary to the Warwick District Local Plan 1996 -2011, which stresses that its rural area is an important local asset, valued by those who live and work here and by the many that visit the area.
- b The land lies within the Green Belt, an essential characteristic of which is its permanence. It is particularly important that the countryside is protected from inappropriate development that would damage or destroy its openness, attractiveness and character.
- c The site is in a particularly sensitive elevated location very near to the junction of Hampton Road and Henley Road, which provides an important main route for many users in and out of Warwick and Leamington. The junction provides a "Gateway" to the small, long established and pretty village of Hampton on the Hill.
- d The proposal to place on this elevated site a substantial mobile home of some 140 sq. metres, a utility building of some 50 sq. metres, and a touring caravan and other vehicles would have a significant adverse visual impact on the rural landscape and its openness.

### **2.High ways and other site issues**

- a The site proposed raises serious concerns as to highway safety at the nearby junction. Regular users are aware of the dangerous access onto the Henley Road with fast moving traffic at this difficult junction with Hampton Road. The traffic flow around this junction will increase significantly, particularly at peak times, when the nearby A46 flyover work is completed in 2010.

- b There is an ongoing drainage problem in wet weather conditions, with water seeping from the application site onto the roadway at this junction. The proposed use of a septic tank might worsen this outflow, in view of the very heavy clay into which liquids would be dispersed.

### **Highways and other site issues (continued)**

- c In the wintry conditions, as we found several weeks ago, there was a significant danger to traffic from a large area of sheet ice that formed at the junction and along Henley Road. There have been several accidents at this junction over the years, fortunately nothing too serious so far.
- d In summer months the line of site vision is frequently impaired by untended weed growth.
- e Consideration should be given to the likely impact of the site proposals on the intention to widen the footpath to provide safer cycling facilities for those using the Henley Road from Hampton-on-the-Hill towards Warwick.

### **3. Inappropriate development and special circumstances**

- a The applicant accepts that the proposed development is an inappropriate development in the Green Belt. Such development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. The considerations put forward by the applicant do not clearly outweigh the substantial emphasis on the harm to the Green Belt that this proposal will produce.
- b There are no pressing personal circumstances which make it essential for the applicant to live on the application site or outweigh the very strong presumption against the development. The applicant has an existing property in Kings Heath and would not be homeless. Nor would he have to take the children out of school or seek medical help elsewhere, as a result of the application being refused.
- c There is no over-riding personal circumstance which makes the appeal site the only possible option. There is no indication of any local connection with the area which might support any need for this Green Belt location, other than that the applicant purchased the site and wishes to live there.
- d The applicant has not provided any substantive support regarding an absence of alternative non – Green Belt sites. Two of the letters submitted, as evidence, are from agents in the Birmingham area, whilst the third letter refers to a pre-auction sale of a piece of land, which lies in the Green Belt.
- e We understand that, the perceived need for Gypsies and Travellers to find and identify suitable sites is to be reflected in the District Council's Core Strategy document expected to be published in January 2010 and that progress is to be reviewed by Committee in June 2009. It would not be appropriate to grant permission for this individual application in advance of the finalisation of the District Council's strategy. To do so in a piecemeal manner may make it difficult to resist other similar applications in future, to the serious detriment of the Green Belt.
- f Temporary planning permission would not be appropriate as it would not overcome the over-riding planning objections relating to the Green Belt.

#### **4.Sustainability issues**

- a Although there is a bus route nearby, it is likely that many journeys to and from shopping, medical and school facilities would have to be made by private vehicle, the nearest such facilities being some 1.7km or more away.
- b The application refers to the applicant travelling for work and brothers in the Derby area, whom he meets up with to do block paving and tarmac laying. The application site is unlikely to reduce the need for long distance travelling and could even increase it.
- c The strength of feeling against the proposal makes it difficult to see how a satisfactory co-existence could be developed between the applicant and his family with the local community. The users of the adjacent allotments are very concerned about the security of their crops and equipment.

#### **5.Conclusions**

**Very special circumstances do not exist to justify granting either permanent or temporary planning permission and for this, and the reasons detailed above, the application should be refused.**

Yours faithfully,

