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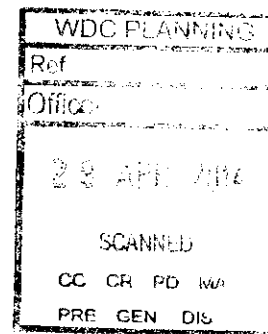
MARGETTS

ESTABLISHED 1806

ASG/BH

28th April 2014

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



Dear Sirs,

**Gypsy and Traveller Site Options
 Preferred Options for Sites
 Site GTalt03 Land at Henley Rd / Hampton Road
 Hampton on the Hill**

We write on behalf of Mrs S.D. Wyatt of Hampton Lodge Farm, Henley Rd, Warwick, CV35 8QT, to object to the proposed location of Gypsy Site GTalt03 being land at Henley Road/Hampton Road, Hampton on the Hill.

We object for the following reasons:-

1. The site is located in a rural location and does not adjoin the settlement boundary. The land is relatively open in character and is located in the 'Green Belt'. It is not possible to integrate the site into the landscape without harming the character of the area.
2. The site is crossed by a 33kv overhead power line. It is considered that this is a Health & Safety issue and would make the site unsafe for a proposed gypsy traveller site.
3. There is no connection to the main sewer for the proposed site. This again makes it unsuitable.
4. Planning has previously been applied for, for the change of use of the site to occupation for a gypsy family. This application was refused by Warwick District Council planning committee on June 17th 2009. The decision was subsequently appealed and the Planning Inspector dismissed the Appeal on November 27th 2009. Warwick District Council issued an injunction on the then owners preventing the proposed site for being used for various purposes, including the occupation of caravans/mobile homes for residential purposes.



The character and nature of the proposed site is identical to the character and nature when the application was submitted in 2009. On that basis we can see no reason why the arguments put forward by Warwick District Council planning department and subsequently accepted by the planning inspectorate have changed. For this reason we consider the site to be unsuitable.

5. The site is remote from the settlement of Hampton on the Hill. Hampton Road does not include a metalled public footpath and as such is unsuitable for pedestrians to access the village.

National Planning Policy Framework offers guidance on development in the Green Belt. This proposed site is within the green belt and has been allocated as such by Warwick District Council. As such it is classed as important to prevent inappropriate development and urban sprawl. Inappropriate development should only be approved if there are exceptional circumstances. Your consultation document identifies that sufficient sites have been found such that Green Belt sites are not required. There can therefore not be any exceptional circumstances for proceeding with a Greenfield site within the Green Belt.

There are also further criteria we feel should be taken into consideration in addition to the criteria laid down by Warwick District Council, as outlined in the National Guidance Planning Policy for Travellers Site, March 2012 and National Planning Policy Framework which must be considered if a formal planning application were submitted for change of use of the site. These give the following guidance to local planning authorities:-

1. Local planning authorities should ensure that sites do not dominate the nearest settled community. This proposed location is rural countryside some distance from the boundary of a settlement. The proposed site will be alien in the environment to the surrounding features. For this reason it should not be taken forwards.
2. Green Belt: The National Guidance Planning Policy for Traveller sites March 2012 acknowledges travellers sites are inappropriate development in the Green Belt. This site is Green Belt. It further states that they should not be approved except in very special circumstances. As alternative sites have been found which are not in the Green Belt there can be no exceptional circumstances therefore it should not be taken forwards.
3. Mixed residential and business sites: The National Guidance Planning Policy for Traveller sites March 2012 states regard should be had to sites suitable for mixed residential and business uses to allow residential accommodation and space for storage of equipment, however these should not be on a rural exception site. This would be a rural exception site and therefore inappropriate for a mixed use. It further states that local planning authorities should not permit mixed use on rural exception sites. Your consultation document suggests all sites will be mixed used and again for this reason this is an inappropriate site for a traveller site.
4. Development in open countryside: The National Guidance Planning Policy for Traveller sites March 2012 states that local planning authorities should strictly limit new travellers site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. This site is in open countryside and therefore in contravention of this guidance. Again this shows this site is appropriate.

For the above reasons we do not consider site GTalt03 is an appropriate site for a traveller and gypsy site and therefore should not be included within the sites for Gypsies and Travellers taken forward into the Local Plan.

Should any of the above require clarification, please do not hesitate to contact me.

