

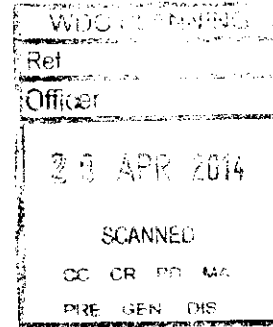
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ESTABLISHED 1806

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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 Preferred Options for Sites Consultation
Site GT08 Depot to West of Cubbington Heath Farm:**

We act on behalf of Messrs. PJ and JK Smith of [REDACTED] and have been asked to respond to your consultation for the Preferred Options for Sites for Gypsy and Traveller sites within Warwick District, in particular to proposed site reference GT08, the depot to the West side of Cubbington Heath Farm.

We would make the following comments:

1. Access - whilst the site has access from the A445 it is not considered suitable for slow moving vehicles. The access is close to the brow of a hill and slow moving traffic, especially when towing a trailer, entering and leaving the site is likely to be a hazard to traffic travelling along the A455. The A455 is also proposed as a haul route for the construction of HS2. This will lead to a significant increase in the volume of heavy traffic past the proposed site which will add further to safety issues.
2. Your report identifies that the priority school would be Cubbington, a GP's surgery is located 1.3 miles distance and that the closest public bus service is 1126m distance. There is no public footpath from the roundabout of the A455 and Kenilworth Road a distance of some 500m for pedestrians to the proposed site. This section of road is also unlit. This is considered to be a safety issue and the site is unsuitable for these reasons. The report identifies that Cubbington primary School is already at capacity. This site would add to the demand and pressure for school places at this location.
3. There are no utilities on the site bar a basic electricity supply which will require upgrading. Mains water is some distance from the site and there is no mains sewerage.



Again this will prove costly to connect. This is not addressed or considered within the report.

4. The site is in an exposed location and can be viewed from several directions. It will harm the character of the area

In addition to the criteria upon you are judging the suitability we would again refer to National Guidance Planning Policy for Traveller sites March 2012 and in particular the following sections which should be taken into consideration should a planning application be submitted on any site for a Traveller Site.

1. Policy C:

Local planning authorities should ensure the scale of such sites does not dominate the nearest settled community.

This proposed location is open in nature. There are scattered residential properties adjacent to the proposed site. The scale and nature of the proposed travellers site remains overbearing and out of context in the locality.

2. Policy E: Green Belt:

National guidance acknowledges that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. It also acknowledges travellers sites are inappropriate development in the Green Belt.

Page 33 of the document confirms that sufficient sites have been identified outside the green belt to accommodate the required number of pitches. There can therefore be no special justification for proceeding with GT008, a site located within the Green Belt.

3. Policy F: Mixed Planning Use Traveller Sites:

Policy F states that local planning authorities should have regard to sites suitable for mixed residential and business uses to allow residential accommodation and space for storage of equipment. It further states that local planning authorities should not permit mixed use on rural exception sites.

This site would be classed as rural exception sites. Therefore based on Government planning guidance GT08 is not suitable for a mixed use of business and residential use, the Councils intended use.

We would also refer to National Planning Policy Framework and in particular Protection of Green Belt Land.

Of the five purposes stated for the establishment/ maintaining of green belt within paragraph 80 of the National Planning Policy Framework the proposed site contravenes at least two in that it does not safeguard the countryside from encroachment or protect the unrestricted sprawl of large built up areas. The National Planning Policy Framework further suggests that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations. As has already been stated page 33 of the document states that sufficient sites have been identified outside the green belt to accommodate the required number of pitches. There can therefore be no special justification for proceeding with GT008 a site within the Green Belt.

My clients therefore continue to object to the proposed site GT08 on the above grounds.

