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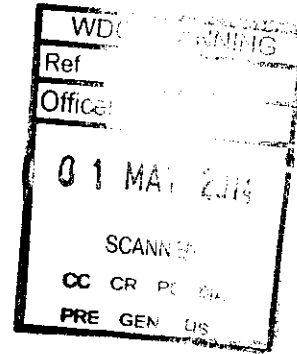


MARGETTS

ESTABLISHED 1806

24th 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 preferred options 2014
 Site GT08 Depot to West of Cubbington Hill Farm:**

I write on behalf of Messrs Whitfield of [REDACTED] owners of land adjacent to proposed site GT008 to object to the proposal to locate a traveller's site on land to the west of Cubbington Hill Farm (site GT008).

We would make the following comments:

1. The site remains remotely located on the busy A445 Leicester Lane. There is no footpath giving pedestrian access to Leamington or Cubbington. Pedestrian access to the site will therefore be dangerous. You have identified that the closest school is Cubbington Primary School, the nearest bus service is over 1000m distance and that the nearest doctors surgery 1.3 miles distant. Should residents of the proposed site need to access these services on foot they will have no alternative but to walk along this dangerous section of road.
2. Access to the site remains off a busy road with fast moving vehicles. The access to the site is near the brow of the hill and slow moving vehicles from the site may cause a hazard to other road users. The road is also proposed as a haul route for HS2 which will significantly increase the quantity of heavy goods vehicles using it for the duration of construction of HS2, some 10 years, especially as vehicles for the soil treatment / transfer area will use it. This will make it dangerous for vehicles to access and egress the proposed traveller's site onto a busy road.
3. Utilities connected to the site are limited if none existent. Connecting utilities will be expensive. There is no foul drainage to site. Connecting to main sewers will be prohibitively expensive.



4. There remains limited screening for the site and it will be extremely visible. There are currently no buildings on site. Any development will be clearly visible and inappropriate in the green belt / open countryside.
5. We understand that the site has also been infilled as well as used as an industrial depot. It was formerly a stone quarry site and the ground level has since been made up. It is highly likely that the site will be contaminated. Soil samples would be needed to confirm this. Assuming the site is contaminated, remediation costs will be high further making the site prohibitively expensive.
6. The site and also the adjacent land have a large badger population. Badgers are a protected species under the Wildlife and Countryside Act. Should the site be taken forward it will have an adverse effect on the wildlife on and surrounding the site. For this reason the site is not considered fit for the proposed use.

There are also additional criteria we feel should be taken into consideration in addition to your criteria contained within the National Guidance Planning Policy for Traveller sites March 2012 and National Planning Policy Framework when considering the suitability of sites as these would have to be considered if a formal planning application were submitted.

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 confirms this approach on page 8. Page 33 of the document confirms that sufficient preferred 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.

The National Guidance Planning Policy for Traveller sites March 2012 gives the following guidance to Local 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 Cubbington. 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 s Green Belt. It further states that they should not be approved except in very special circumstances. Page 33 of the consultation 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. 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.

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 GT008 is an appropriate site for a traveller and gypsy site and it should not be considered by the District Council as an appropriate site to take forward.

