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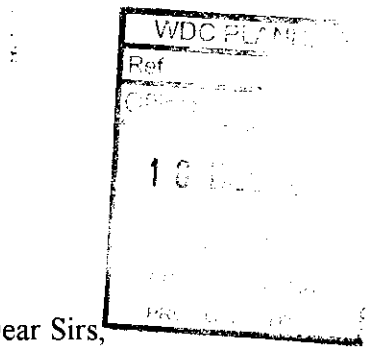

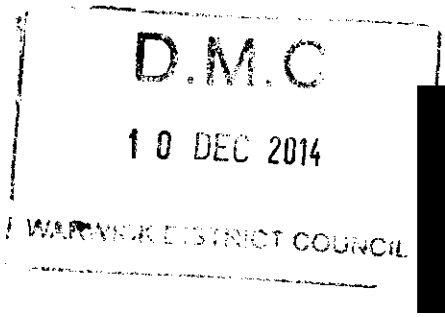

[redacted]

Dear Sirs,

Preferred Options Consultation - Land at Stratford Road, Warwick

As part of the current consultation process I would like to raise an objection to the proposals to locate a traveller site off Stratford Road, Warwick. I object on the following points;

1) Nuisance claims

My first point is that the council could potentially be opening themselves, and therefore taxpayers, up to future legal action and compensation claims from travellers who are housed next to this sewage treatment plant. I refer to the numerous cases in recent years where compensation has been awarded to residents due to nuisance from smells. Any such compensation would ultimately be borne by the taxpayers of Warwickshire. Should this transpire then the decision to house people in such close proximity to something causing nuisance from smells and compensation claims having to be paid by taxpayers may even be viewed as negligent, given that it could so easily have been foreseen.

2) Access
The Council's Consultation fails to address the issue of access to the proposed site with insufficient details provided to confirm that suitable access will be available and which will comply with government guidance on this matter. The Government's own guidelines on planning Gypsy and Traveler sites set some very strict guidelines around access, particularly for Emergency Vehicles stating that:

'In designing a site, all routes for vehicles on the site, and for access to the site, must allow easy access for emergency vehicles and safe places for turning vehicles' and 'To increase potential access points for emergency vehicles, more than one access route into the site is recommended. Where possible, site roads should be designed to allow two vehicles to pass each other (minimum 5.5m). Specific guidance should be sought from the local fire authority for each site'.

The current access arrangements for this site would therefore appear to be totally unsuitable. In addition, accessing the site from Longbridge would place the main entrance to the site next to a Grade II listed building (Longbridge Manor) which is itself located on a dangerous bend in the road with poor visibility for motorists and a site of numerous vehicle accidents. In short there are numerous issues relating to access to the site that the council have simply not addressed to date.

3) Air, Water and Soil Quality
The Council's Sustainability Assessment identified this as an area of **significant concern** (flagged as red) with a 'potential major negative effect'. It has been suggested that these

issues could be 'mitigated' but little further detail has been provided and clearly a site located very close to a sewage works and a busy motorway is likely to have issues with all three and therefore does not seem suitable for a permanent residential development, particularly one where children will live.
The government's own guidance on planning Gypsy and Traveler sites state that:

'It is essential to ensure that the location of a site will provide a safe environment for the residents. Sites should not be situated near refuse sites, industrial processes or other hazardous places, as this will obviously have a detrimental effect on the general health and well-being of the residents and pose particular safety risks for young children. All prospective site locations should be considered carefully before any decision is taken to proceed, to ensure that the health and safety of prospective residents are not at risk'.

The fact that this matter is flagged as red on previous documents but has not subsequently been highlighted in either the consultation document itself or the response form is of great concern.

4) Flood Risk
The Council's own 'Sustainability Agreement' identified this as an area of concern (flagged as yellow) indicating a 'minor negative effect'. Nevertheless it has been confirmed that the site is on a designated flood plain within flood zones 2 and 3. The environment agencies website also highlights the site as being in a flood zone.
The government's guidance on planning Gypsy and Traveler sites states that 'Caravan sites for permanent residence are considered "highly vulnerable" and should not be permitted in areas where there is a high probability that flooding will occur, such as this proposed site.

The Council's technical report endorsed by the Environment Agency claims that the risk of flooding can be 'mitigated' and this will 'eradicate the threat completely'. This report is fairly vague on matters however and seems to simply set out possible options that could potentially address the flooding risk. This does not mean that the flood risk can definitely be eliminated. Nor does it detail the works required, cost of works, wo will pay for the works, effect that the works will have elsewhere upstream or downstream of the site.
Given the Government's own guidelines the Council will surely be required to comprehensively prove that the risk of flooding can be completely eliminated, without detrimental effects elsewhere (as well as explaining who will pay for all the necessary work and that the work will not prove to be a waste of taxpayers money) or clearly the site is not suitable.
5) Effect on the local Economy
In the Council's own Sustainability Assessment this section is graded as '?' and the supporting commentary states that 'the effect on the economy is uncertain at this stage'. Furthermore the Consultation Documentation makes no mention of the potential effect of the site on the local economy in its criteria at all. Tournament Fields business park remains largely undeveloped after almost 10 years and there is likely to be a detrimental effect on future demand if a Gypsy and Traveler site is opened opposite to it. I do not understand why the obvious negative effect has been omitted from any consultation documents.

This seems contrary to the claims that the local Council have previously made regarding the

positive effect that Tournament Fields would have on the local Warwick economy and I raise this as an item of genuine concern.

I am of the opinion that had this site been included as part of the consultation process, the same objections which have seen a variety of other sites rejected would have been raised for this location. It is my opinion that some of the reasons cited for the rejection of other sites in the consultation process apply to this site also. These include;

* The location of the site will not reduce tensions between the travelling community and settled community as witnessed by the current petitioning and social media campaign against this site from local residents

* There seems little regard for the protection of local amenity and local environment; given that the local GPs and schools are already extremely busy with added pressure imminent as further houses are built on the Chase Meadow estate. Has sufficient consultation been undertaken with local health managers and schools, particularly given that the new dispensary GP surgery objected to the nearby site adjacent to Warwick racecourse?

* Significant impact on residential uses

* Access off busy road

* Noise issues from M40 and A46

* As previously mentioned a location adjacent to a sewage treatment plant is hardly conducive to a good quality of life or habitat in which to live and raise children, has appropriate monitoring of air and noise levels been undertaken to satisfy the guidance set down by the government planning policy?

*The identification of this site has clearly not been undertaken by working collaboratively or fairly (as directed by the Government's planning policy for traveller sites) with the local community or businesses due to the lack of consultation with regard to its selection. Nor does the council appear to have complied with the guidance for early and effective engagement with the local community given the decision to select this site with no prior public publication of its consideration for selection. There have been two short meetings for residents to attend, both at inconvenient times when most people are working. There were also no official WDC attendees at the recent meeting organised by Chase Meadow Residents association. To say that this has left me and local residents feeling aggrieved would be an understatement.

The above points, speed with which this site seems to have been chosen/made public and the lack of consultation will no doubt lead to appeals and objections to the Secretary of State should the council proceed with the selection of this site as part of the local plan.

I would be grateful if you could take the above points into consideration and I hope that this site is not incorporated in the local plan.

Yours faithfully,