

Leamington
08 DEC 2014
Warwickshire Direct

Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5QH
05/12/14

Dear Sir or Madam,

I write to you to register my objection to the proposed Gypsy and Traveller Site on land at Stratford Road, Warwick.

I believe that this site is wholly unsuitable due to the following reasons:

1. Access to the site

I understand that Severn Trent Water have indicated that they would not be willing to allow access to the proposed site across their land and as such access is restricted to the farm track that runs from the A429. I understand that any access to Gypsy and Traveller sites should allow for vehicles up to 25m in length and should also be designed with a minimum width of 5.5m to allow 2 vehicles to pass by one another safely. Not only is this farm track unsuitable in this regard, it is currently wholly unsuitable for use by emergency vehicles. Bringing this current farm track up to standard (at over 400m in length) would incur vast expense by Warwick District Council and is totally unviable.

2. Flooding

The site is designated as zone 2 and zone 3 flood zones. Government guidelines state specifically that highly vulnerable sites such as caravan sites should not be built on flood zones. Whilst an assessment endorsed by the environment agency has been carried out, it does not categorically state that flooding cannot occur; instead it states that it can be mitigated but at no stage are the costs of how this is to be done specified. The Government guidelines for the layout of Gypsy and Traveller sites involve large expanses of hard standing, further increasing the susceptibility of the area to flooding.

3. Air Quality and Noise Pollution

On one side of the proposed site is Severn Trent's sewage processing facility with the air quality in this area being particularly poor. To the other side of the proposed site is the M40 motorway that brings with it both noise and air pollution. As such, this site is highly unsuitable to bring in large groups of families or to be used for permanent residential development. The measures to reduce the impact of noise and improve air quality have again been referred to but at no point have the cost implications of these measures been detailed.

4. Impact on local amenities and services

The local schools, doctors' surgeries, roads and other amenities in this part of Warwick are already operating above their capacity. The addition of a Gypsy and Traveller Site with 15 individual pitches would result in a significant influx of people and push these local amenities beyond the point where they are effective in meeting the needs of the local people.

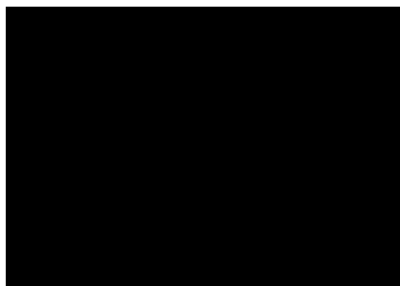
I would also like to bring to your attention that Tournament fields, directly opposite the proposed site on the Stratford road has struggled to fully develop over the last 10 years. The presence of this site can only serve to deter businesses from choosing Warwick's premier business park as their location. The sustainability assessment carried out by Warwick District Council is extremely thin on detail with the effect on the economy being "uncertain".

5. Consultation Period

In 2013 and 2014, Warwick District Council listed a number of potential sites that could be suitable as Gypsy and Traveler sites. At no point during this period of consultation and consideration was the site at Stratford Road presented. At just 6 weeks, the consultation period was far too short and the level of consultation was completely inadequate. The consultation 'drop in' surgeries at Chase Meadow Community Centre were arranged at times when those who worked conventional working hours were unable to attend. Furthermore, I was extremely disappointed to not see any representation by Warwick District Council at a meeting at Aylesford School on 04/12/14 organised by Chase Meadow Residents Association. In fact, to learn that a specific invite to WDC by CMRA and by local MP, Chris White was declined is wholly unacceptable and complete undemocratic.

I understand that any objection to this site should be substantiated with a suggestion for an alternative site. I understand that a site off Princes Drive in Leamington Spa (the site of the former Ford foundry) could be suitable and therefore this would be my recommendation.

Yours Sincerely,



Daniel Picariello CEng