

**Objection to application NW241/08CC024**  
**Lower House Farm, Baddesley Ensor.**

- 1. The existing site is an agricultural small holding of 11 acres and has been used for approximately 30 years for processing animal skins. This is an agricultural process. The business has for the past 7 years decreased to render the site back to its original use, a small holding. It is at present a family home with paddock and horses. There has been very little vehicle activity in these 7 years. The proposal will transform the appearance of the site as it will require industrial buildings, a significant change to the access arrangements, security fencing and floodlighting. In addition it will generate much increased traffic and will operate at weekends, bank holidays and in the evenings. In effect it will transform a farm/small holding into an industrial estate with potential expansion. ***This is in conflict with established planning policies.*** Lower house farm is ***NOT*** an industrial site.
- 2. Waste transfer stations and recycling centres are facilities which should be located on industrial estates, not in an isolated location on a country lane. The existing industrial estates located between or in Tamworth and Atherstone to accommodate this facility.
- 3. The options document shows several sites considered for the development. The method used for selection is deeply flawed as it has not been carried out using consistent comparable data. The tick box system used is inconsistent in most cases making alternative site less attractive.
- 4. The road designs for the site are severely criticized by a. TMS Consultancy in their report in the Traffic Assessment and b. by WCC Police Road Safety Unit RSU/N/Dor2008 who will oppose the application on safety grounds as it renders danger to the public and road users.
- 5. The potential traffic problems are great concern to all villages surrounding the proposed site. The access by private cars will create potential problems in the villages of Dordon and Wood End with further outlying villages such as Piccadilly and Hurley being affected by “rat run traffic”. The new traffic created by the proposal being HGV and light commercial will certainly affect all routes to and from the site, the 7.5 ton weight limits will not protect the village roads. Dordon Island will be accepting many thousand vehicle movements per day that will be “turning movements” into and out of Gipsy Lane onto the A5 truck road. The present “Arcady” reports show the waiting times on the island from Wood End and Dordon. These will be greatly lengthened by the proposal. Long St Dordon’s access to the A5 will be of extreme concern as waiting time will be extended and access by emergency service vehicles will be impossible as traffic blocks the road by parking and active queuing of waiting cars and HGV’s. I am also concerned that the Dordon Island is not designed to accept the turning circles of large HGV’s from the west into Gipsy Lane.
- 6. The application has not addressed the noise and environmental issues of smell that will be created. All waste transfer vehicles will be loaded in the new buildings. This operation will require thousands of forward and reversing movements per day by shovel loaders, all fitted with reversing beepers. These sounds will resonate from the buildings which are proposed on top of a hill, to all areas. The loading operations will also be taking place up to 10pm each evening 7 days a week. This is unacceptable in a rural location.
- 7. There is no provision in the application to provide street lighting or footpaths to the site. Vehicles in winter months will leave the A5 trunk road which is well lit road onto a country lane where pedestrians, pony trekkers, cyclists and alike regularly use the lane through to Wood End this proposal will endanger their safety. Planned opening times are 7am to 10pm.
- 8. I would ask you to refer to Warwickshire County Council’s Mission Statement
  - ***“Planning policy seeks to promote a better quality of life for the people of Warwickshire and the region through the integration of land use and economic strategies into a single consistent, coherent and sustainable approach”.***
  - ***“We are committed to working with partners at all levels, from local through to international, to develop strategies and policies that serve the public interest throughout the County”.***
  - ***“Our aim is to balance current land use and economic pressures to ensure a higher standard of living for all without compromising the ability of future generations to meet their own needs”***

**Please be consistent in you deliberations with regard to this Statement.**