

Dear Grant Stevenson

The following is the response from Quinton Parish Council in respect of the St. Modwen Community Engagement display and discussion at Quinton and Admington Village Hall on October 15th:

"Firstly, although this wasn't stated, it looked as though the layout of the presentation was designed to make us think that we should choose between the two new options presented i.e. options 5 and 6; as was Question 1 of the comments form, which asked "Which one do you think is more appropriate and why". Of course, we don't have to "choose" anything!

Option 6 looks suspiciously like the EcoTown proposal rebadged, albeit without the Bird's waste disposal element and adjoining land. This, of course, brings us back to all the earlier anti EcoTown arguments that have been voiced so many times before; i.e. far too many houses; no supportive infrastructure, too much traffic, etc etc. Indeed, our meeting and questionnaire session with Mark Stitch and Peter Rudd did nothing to dispel our misgivings about the plan. We were unable to get any definitive answers to most of our questions, but we have been promised copies of the various assessment reports when completed; it is also worth noting that neither proposal has been assessed as an Archeological site and it is close to a known Iron Age Fort.

Overall, we, along with all other parishes in the surrounding area, object very strongly indeed to any large scale development of this site which in our opinion would not be in compliance with Policy CTY18 of the Stratford-on-Avon District Local Plan.

Policy CTY18 identifies the site as being appropriate for redevelopment and that it could be considered suitable for a *major leisure use*. Residential and employment development are only considered appropriate if the scale is consistent for the needs of the local population or ancillary to the eventual use of the site, concluding that "*It is self-evident that the Eco-town proposal falls outside the scope of and is contrary to the provisions of Policy CTY.18*". In our opinion, the same argument applies to any development of the size and nature of Option 6, which should be discarded.

This brings us to **Option 5**: This, though reasonable in its concept, would not be acceptable in its current form (still too many houses), but there is scope for discussion with the various stakeholders (i.e. local residents, other local parishes etc) in order to reach an agreed development. We have not been given sufficient time to put forward our own suggestions and requirements and we will be enlisting the help of BARD in resisting any proposals we don't think are appropriate. Furthermore we need to consult with Stratford District Council as to what they deem suitable. CTY 18 makes it perfectly clear that traffic management is a major issue which needs to be addressed however many houses and whatever development takes place on the site".

We trust that you will take these comments into consideration when any further plans are put forward for this development. As you know, Quinton is the village closest to the site, and therefore the one which would be the most affected by any development there; hence we consider it imperative that we are always included in any possible development planning.

Regards,

Michael Walsby OBE
Chairman, Quinton Parish Council.