



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

WDC PLANNING
Ref
Officer
19 April 2016
SCANNED
CC CR PD MA
PRE GEN DIS

15 April 2016

Dear Sirs

I am writing to OBJECT to recent modification made to the Local Plan (2016) and specifically to the following:

1. Increase in housing density to the land (H27) South of Arras Boulevard from 100 to 130 homes
2. Allocation of land (H51) South of Lloyd Close for 115 homes

I believe the plan is not **legally compliant or sound** because:

- There has been no further consultation with the community and Parish Council in making significant changes to the plan. It is being submitted in its current state with no further changes despite the views of residents.
- The council have also failed to publicise the modification process, failed to communicate with residents, have made documents difficult to find and so full of jargon that many residents simply give up.
- They have also conducted the shortest possible consultation over an Easter holiday with documents unavailable until after the consultation had started.

I believe the plan is not **justified** because:

- The allocation of extra sites at Hampton Magna and Hatton Park together with the increase in Housing intensity on previously allocated sites are in excess of what is actually needed.
- There is a shortfall of housing in Coventry and none of the sites are well connected to the City.
- The allocation of housing in Hampton Magna is disproportionate and the highest increase across any growth village at a 41% total increase in housing.
- The Council have not fully considered Bubbenhall as a growth Village within close proximity to Coventry and sites around the village should have been assessed for housing.

I believe the plan is not **positively prepared** because:

- The new sites and increase in housing density is based on evidence from 2014 assessments for proposals on a 100 home single site. Site assessments have not been properly updated, contradict one another

- The wider impact on additional housing has not been considered. Whilst strategic transport assessments exist there is no assessment of local transport issues.
- I also believe it was not positively prepared as alternative sites have not been sufficiently sought and some, such as that opposite Central Ajax football club, may have been overlooked.

I do not believe the plan is **consistent with National Policy** because:

- There needs to be exceptional circumstances to justify removing land from the green belt which are not met because the modifications are not sustainable.

The modifications are not **sustainable** because:

- There are three routes into Hampton Magna which all reduce to single lanes and have not been properly assessed in light of the proposed modifications. The site locations will make residential roads more dangerous and significantly increase congestion.
- The modifications do not cater for existing physical infrastructure with roads, water supply, electricity, sewerage and drainage systems requiring overhaul to cater for this significant extra demand.
- Sewerage and drainage problems persist around Hampton Magna with roads regularly flooding during spells of heavy rain. Supply pipes have burst several times over the past twelve months along with blockages to the sewerage system. This will become worse with additional housing bats species are present in and around the proposed site South of Lloyd Close, the modifications will have a significant detrimental affect on this protected species and their habitat
- Increasing a population of a rural village will result in increased car usage thereby increasing greenhouse gases and reducing air quality. There will be an increase in light and noise pollution.
- There are no plans to provide or enhance community facilities as part of the modifications, in fact the disproportionate increase in housing will place much greater pressure on local services such as the GP and school that will suffer as a result
- The site now proposed is regularly used by the community from dog walkers to the rambler's association and has a public right of way across it, there will be a detrimental effect on the provision of this open space

I look forward to hearing back from you at your earliest convenience.

Best regards,

Michael Bresolin