

5860



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

25th July 2012

Dear Sir,

WDC Local Plan - Preferred options

I would like to register my views in respect of the above, and I hope you can give these due consideration when embarking on the next stage of the Local Plan.

Clearly it is a difficult job trying to fit perceived future residential demand on only a small number of available sites, and compromises will always have to be made, but I believe that the concerns that I have raised are justified and warrant WDC thinking again. Should WDC determine to continue on the path they have set, regardless of my own and others concerns in respect of loss of Green Belt etc, then I would ask you to consider the ramifications of this and how a solution could still be achieved that suited both the proposed new development and adjoining property.

Firstly I think that there are two principle considerations that need to be taken into account;

1- Need;

Are the forecast assumptions for housing reliable in this time of an enduring lack of economic growth which is expected to continue for many years to come?

Evidence elsewhere in the country suggests allocated sites are not being taken up for residential development due to the lack of demand.

Indeed, central Government Planning Guidance has only recently changed to enable the flexibility in use classes to fill such idle allocations/properties.

2- Appropriateness;

WDC has previously identified non green belt sites that could accommodate potential residential growth ie at south Leamington/Whitnash. This site could accommodate any forecast need without breaking into the Green Belt by developing sites such as Blackdown. WDC do not appear to have demonstrated that it is absolutely necessary to opt to prefer development in the Greenbelt when such other non-Greenbelt sites are a more appropriate option.

On a personal note, we chose to live at our property purely because it was close to, but not within, the urban area of Leamington. The Greenbelt designation that protected the surrounding fields giving us security in the permanence of our environment. Our property is a large single dwelling house in landscaped gardens of c7 acres, which is directly bounded by the fields of Blackdown that are now preferred for a high density residential development. As an indication of scale, using the density guidelines in your own proposals, our gardens would have the equivalent of at least c70 dwellings on, rather than just the one. Should WDC proceed with its preferred plan then our environment would obviously be significantly affected. As such I would suggest the best solution to restore compatibility and make best use of the Blackdown allocation would be to extend the allocation to include the 7 acre parcel of land that our property sits in. This would enable harmonisation of height/form/massing and scale of the new development and our own plot, rather than conflict that would otherwise be the result of such huge contrasts.

I would be happy to show you round our property if this would be of assistance in understanding the impact/compatibility issues.

Thank you for considering these views and I look forward to your response.

Best regards,

