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WDC PLANNING	
Ref	
Officer	
23 JUL 2012	
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18/7/12

Dear Mr Barber,

New Local Plan-Preferred Options Consultation.

It is unrealistic to have to have another 10,800 homes in the Warwick District Council area which is already heavily populated. At an occupancy rate of 2.4 people per household which seems to be about the current norm that equates to another 26,000 people. Kenilworth's population is 23,000 so can we absorb in the area more than the equivalent of another Kenilworth? I think not.

It is difficult to see why such huge numbers are necessary when just down the road 7 miles away there is an enormous city ie Coventry where there are lots of affordable homes and the population of Coventry has dropped in recent years.

The District Council has gone about this exercise in entirely the wrong way. It should ask the question how many houses could the area absorb while still keeping its attractiveness as a pleasant place to live and as a tourist destination. The way you have gone about the exercise by asking people whether they would like more affordable housing is like asking people whether they would like lower taxes-the answer is bound to be yes. If young people have to move from the area to Coventry say that should not be seen as a problem-it's basic market forces caused by the fact that Warwick DC is a nice place to live at present. I moved to the Midlands from London because I could not afford London prices. My parents moved to a cheaper area of London to buy their first house. Why is this seen as a problem?

I am outraged that there are proposed developments on the green belt in Kenilworth(Thickthorn) and North Leamington.

The effect on Kenilworth and particularly Eastern Kenilworth will be devastating with the proposed Thickthorn development. 770 homes is a massive number of new homes bigger than the Knights Meadow Estate which is relatively recent. Over another 1000 cars all trying to use the roads in the morning will create terrible congestion. Because of the railway most of the traffic has to go down Birches Lane/Glasshouse Lane and that will be very badly affected. The Thickthorn site is not a sensible site for new housing. It would be most unfair on any future residents to build houses in this area as the noise and pollution levels would make it extremely unpleasant to live there. The noise from the road is 24 hours a day, 365 days a year and would cause stress. In our house we suffer from the noise and it is worse at first floor level, and especially bad on a hot summer's day with a south west wind which is the prevailing wind. It would become a sink estate with all the attendant social problems. I know that it is also proposed to build offices adjacent to the road. Why do

you think they won't mind the noise? It is hypocritical to pretend you can have garden city developments at today's densities. The A46 was originally sited so as to be away from built-up areas. At present Kenilworth has a leafy, spacious, semi-rural feel but all that will be lost with the proposed over-development and together with the other proposed developments in Warwick and Leamington the area will become like a giant conurbation.

I do not support developments in the green belt but if it has to be then a development in Western Kenilworth away from the A46 would be more sensible and would not hasten a merger of 2 urban areas.

The proposals for Thickthorn violate two of the strictures of the National Planning Policy Framework.

Firstly, the Government's National Planning Policy Framework requires there to be "very special circumstances" for development in the Green Belt. These do not seem to exist. In relation to the Thickthorn development the land by the A46 roundabout holds the horse fairs which residents see as a problem. Allowing development to stop the horse fairs will give the message to any landowner who wants to develop their land to hold frequent horse fairs. As I understand it, the rugby club mainly want their site developed to fund a new clubhouse which does not seem a good enough reason to violate the green belt.

Secondly, under paragraph 74, existing open space, sports and recreational buildings and land, including playing fields, should not be built on (except in certain circumstances which I do not believe to exist.) In this area are Kenilworth Rugby Club and the Wardens Sports Club.

I firmly believe any development should be located south of Leamington, on white belt land which was previously noted as available for development in the 2009 core strategy. The assessment performed by Warwick District Council shows that this land is easier to develop and already has a substantial amount of infrastructure (roads etc) to support the development, and the new residents who will live there. It is close to the M40 and there are existing employment opportunities South of Leamington as well as existing out of town shopping facilities and good access to the town centres.

If it has to be fairly large the opportunity should be taken to plan a community Warwick District Council could be proud of not piece-meal development in the green belt that nobody wants.

Yours sincerely,

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