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Development Policy Manager
Warwick District Council
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WDC PLANNING
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5 JUL 2012
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PRE GEN DIS

Dear Sir

Re the Draft Local Plan – An Alternative Proposal

It is very clear that an enormous amount of work has gone into this draft. Nevertheless, it is seriously flawed.

It does not reflect the views of the district residents, who, in the published surveys, advocate only modest development.

The justification appears to be based on an assumption that there will be a substantial growth in population.

This country is already overcrowded and cannot afford the growth predicated.

The economic situation also implies that population growth will be less than in the recent "boom" years. This means that strategies based on past population growth statistics are erroneous.

There is a fast developing global food crisis. Britain will have to become more food self-sufficient, which means preserving prime agricultural land.

Even if the local population does grow at your forecast rate of 13%, it is unnecessary to plan housing at the rate of less than 2 persons per property!

I propose that the Council develops an alternative strategy, which is properly based on the following key elements of the NPPF. The current draft does not follow the NPPF.

- 1 Promote competitive town centre environments
- 2 Promote vitality of urban areas
- 3 Protect green belts around them
- 4 Recognise the benefits of best agricultural land
- 5 Conserve landscape and scenic beauty
- 6 Use brown field sites first
- 7 Only change green belt boundaries under **exceptional** circumstances
- 8 Even then, only consider limited infilling of green belt land
- 9 Avoid potential coalescence

I propose the plan be based on the following principles:

- 1 Accept that this area is already overpopulated.
- 2 Regenerate urban areas. Much of the housing is decrepit and should be redeveloped with a higher urban population density.
- 3 Regenerate town centres and depressed urban areas. Replace old housing with modern accommodation.
- 4 Accept that maximising economic growth and housing is **NOT** the priority for Warwick District.
- 5 Quality of life and the environment are more important.
- 6 **Moderate** development is the key.
- 7 Existing green belt boundaries are sacrosanct.

The plan should be developed strictly within these parameters.



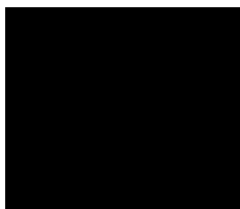
If this means a slower rate of economic development, then that is appropriate for this District.

If this means a slower rate of population growth and housing, then so be it.

It is still possible to encourage new business, reduce unemployment and provide more housing, given a moderate development strategy.

Green belt boundaries are sacrosanct in this 'Green and Pleasant Land'.

Yours faithfully



3rd July 2012.

Dear Sir,

I am pleased to add my support to the comments made by A.G. Moon in his letter.

Yours faithfully,



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