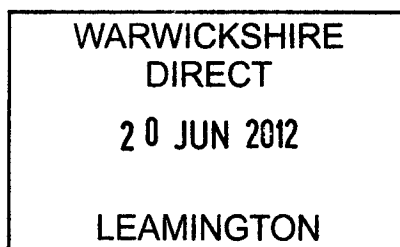
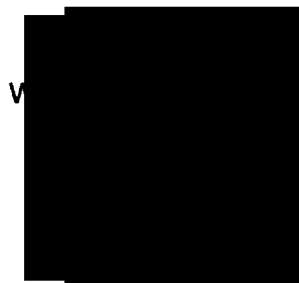


LocalPlanSGWJun12



3701



Dear Sir,

Local Plan Preferred Options Consultation

The long period covered by the new Local Plan enables fairly substantial areas to be identified for comprehensive developments, instead of simply identifying smaller pieces to be 'added on' to existing areas. This has been recognised by the reference to creating 'neighbourhoods', rather than estates, and for sites to be 'sustainable', which I take to mean it has good access to local facilities.

However, I consider that some of the areas of land identified are in conflict with these concepts and do not represent 'sustainable' sites due to their locations. The worst of these is the very large 'finger' of development which spreads along the Banbury Road from the Gallows Hill junction passed the Asps and out to the A452 Warwick Bypass junction. If part of this site is needed for development then it should be limited to the Gallows Hill frontage, and used for employment purposes, not residential. In that context, I note that a definition of 'employment' is given in terms of the Use Classes Order.

The other two sites that I noted are the relatively small area north-east of Campion Hills, which lies on top of the ridge and has no, clear, physical boundaries, and the relatively small area at Loes Farm, where a larger area would have strong visual boundaries. Vehicle access to both sites also appears to be restricted.

I am of the opinion that, if further areas are needed for development in exchange for that between The Asps and Europa Way), then the land referred to above at The Loes, and the area between the Beverley Estate and Old Milverton Lane would have the least visual harm as they both have strong visual boundaries. The land at The Loes would support the shops on Woodloes Park while the larger area between the Kenilworth Road and the railway at Old Milverton would be large enough to support a new local shopping centre. The same situation applies to the substantial area of land identified in the Sandy Lane/West Hill area.

In the case of the area identified between Europa Way and the backs of the schools on Myton Road, his development (with that to the south of Gallows Hill) could be considered as a new neighbourhood to use the Leamington Retail Park as the equivalent of a third 'town centre' (for retail purposes), complementing the traditional town centres of Warwick and Leamington.

In terms of public open space and informal recreation, I am pleased to note that Jephsons Farm, off Myton Road, has been identified as part of the 'Green Infrastructure' proposals as this will provide a substantial public park on the south side of the river, where there is nothing at present despite the substantial amount of housing development that has taken place in the Myton area. It will also complete the line of such parks from the centre of Warwick through to Newbold Comyn.

However, there is also a major lack of access to the countryside as a whole on the south side of Warwick and Leamington and, while the enhancement proposals north of Bishops Tachbrook are welcomed, there is a great need for access through the old Warwick Castle Park to link the south-west Warwick developments to the new estates (employment and housing) in the Gallows Hill area and a need for a footpath link to Barford (for which provision has already been made under the M40 motorway). Ideally, the Castle Park should be made into a public park or, at least, a 'country park'.

On a technical point, I consider that the employment commitment known as 'Tournament Fields' should be shown on the plans as one of the (continuing) employment development sites, and to make it clear what form of 'employment' is meant (since the lack of such definition in the current Local Plan has created problems). If the older employment sites are to go for housing, such as Millers Road and Montague Road in Warwick, and Common Lane in Kenilworth, then they should also be identified on the plans, even if only by a symbol.

Yours faithfully,

Dave Barber

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