

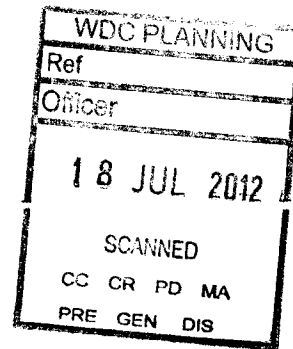
16th July 2012



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your ref: DB/JB

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



Dear Sir or Madam

New Local Plan Preferred Options Consultation

Thank you for your letter of 31st May inviting us to comment on the Preferred Options for the new Local Plan for Warwick District.

Further to our letter of 11th September 2009, we are pleased to see that these proposals:

- Provide protection for the land south of Harbury Lane - the essential green space between Leamington / Whitnash and Bishop's Tachbrook has been kept open as a strategic green wedge from Europa Way around Whitnash up to Radford Semele.
- Additional housing is more fairly dispersed across all areas of the District.
- Steps have been taken to address concerns about the provision of roads, schools and other community infrastructure.

However, we have the following Objections to the Preferred Options proposals to offer the Committee:

1. 10,800 new homes to be built before 2030, is a considerable amount of development, which provides for an additional 25,500 people, an 18% increase in the District's population.

A clearer explanation of the calculation of this demand needs to be made. Having read the analysis undertaken by the Bishop's Tachbrook Parish Council, the questions raised about the assumptions on which these calculations have been based need to be revisited and reviewed.

2. We also do not believe that the community support this level of development. In the WDC's own survey, the majority voted for the low growth option of 250 homes per year, a total of 4,500.

3. The southern approaches to historic Warwick will be dramatically altered by the 1,600 houses proposed in Option 3. This is the last approach to Warwick, which sets the rural and historic character of the town. To build houses on this farmland and wooded areas would fundamentally change the character of Warwick, and the approaches to the Castle and castle park.
4. Option 3 also uses Grade 2 agricultural land for development and would not only damage our environment but the intrinsic character of the surrounding community.
5. We are also concerned about the congestion that will be created by Option 3. The Gateway employment zone around Coventry Airport is not close to the new housing sites proposed - perhaps the housing should be located more towards that area to reduce travel distances and congestion?
6. Woodside Farm (Option 11) is a prominent ridge in the local landscape, and building here would have a big impact on the rural character and a high visual impact on the southerly approach to Leamington and Whitnash.

We believe that the Preferred Options presented have missed the following opportunities:

7. Bubbenhall and Baddesley Clinton have suitable land available, but are not included as Category 1 or 2 villages.
8. Although identifying suitable urban brownfield sites for 1,320 homes, only 480 homes are so far included in the plan. Why is this?
9. Other sites could also reduce the use of greenfields, such as the regeneration of poorer parts of South Leamington, the telephone exchange, the garage opposite Covent Garden multi-storey, Quarry St Dairy / Jewsons (Milverton), and in Warwick the Barrack St offices, Linen St car park, and the Warwick police station site.

Yours sincerely

