

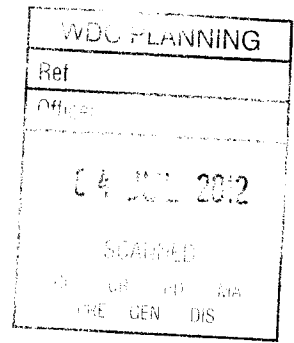
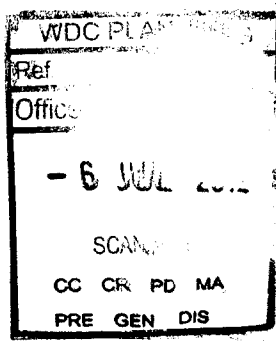


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3rd July 2012

DELIVERED BY HAND

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



Dear Sir,

New Local Plan

Please record my objection to the plan in its present form.

- (1) This is a massive development in the Green Belt which will result in urban sprawl and the possibility of eventual urban coalescence. It will alter forever the character and ambience of the area. The land proposed for development to the north of Leamington is an important local amenity. There is very little publicly accessible open space in this area which is used more and more for exercise and recreation. NPPF clearly states that one purpose of Green Belt protection is the prevention of urban sprawl.
- (2) The land proposed for development in north Leamington is high quality agricultural land. This country is already a net importer of foodstuffs and with farmers being urged to produce more food to meet rising demand any loss of good agricultural land is to be deplored. **Once gone it is gone forever.**
- (3) The Council has failed to demonstrate the very exceptional circumstances set out in national guidelines to permit development in the Green Belt.
- (4) The projected population growth figures, upon which the local plan is based, can be challenged on the grounds that it can never be a scientific based measurement but more based on opinion and on possibilities of what might happen and not what will happen in the future. There appears to be over reliance on a past period of exceptional growth. At the recent Forum it was indicated that the Council are "playing safe" and putting forward extra provision of land suitable for development over and above what is actually required based on present day calculations.
- (5) There is common rumour abroad that the proposals as set out for consultation are a direct result of political pressure from some Councillors who want to see the "burden" spread throughout the district. This is not legitimate planning and this approach cannot be found anywhere in the National Policy Framework. Presumably, if called upon, the Council will be able to produce relevant Council and Committee Minutes should they wish to rebut this rumour.
- (6) The Council has not demonstrated that there is insufficient suitable and available sites outside the Green Belt. The available lands east of A452 (Europa Way) and south of Heathcote

towards Bishops Tachbrook have not been included in the Preferred Options sites. The statement put forward at the Forum meeting that builders could not cope with development in the south of the district appears, on the face of it, hardly believable.

- (7) The existing infrastructure is not appropriate for the new development requiring even more Green Belt land for the North Leamington Relief Road. This Relief Road would ruin Old Milverton and divert resources from other much needed investment.

In conclusion, it is my opinion that the proposals are seriously flawed in relation to development in the Green Belt and very unpopular with everyone I have spoken to. The Council's over-riding concern should be for local residents and to protect the local countryside and Green Belt not only for the present but for future generations. The new proposals appear to be more concerned with future unknown demand from outside the area. Obviously, if the Council facilitates the provision of such large tracts of available building land and associated infrastructure then unreasonable demand will be created artificially.

I very much hope that the Council will rethink its proposals in the light of the many objections they are sure to receive.

I would appreciate an acknowledgement of my objection.

Yours faithfully,

