

Preferred Options Response Form

2012

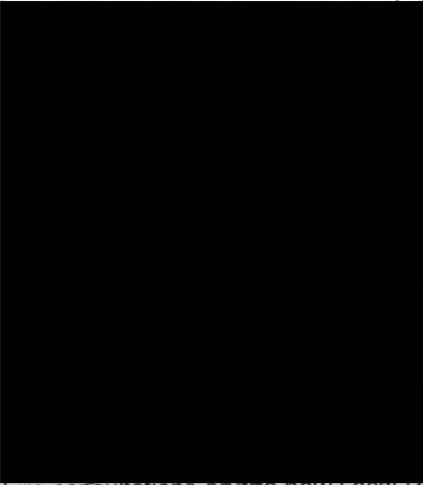
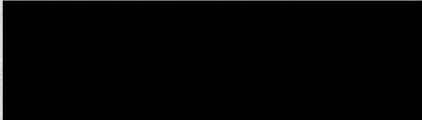


For Official Use Only
Ref: S987
Rep. Ref.

Please use this form if you wish to support or object to the Preferred Options version of the new Local Plan.

If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available for members of the public. You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	MR	
First Name	MICHAEL	
Last Name	GEORGE	
Job Title (where relevant)	IT Specialist	
Organisation (where relevant)	IBM.	
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
Would you like to be made aware of future consultations on the new Local Plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
About You: Gender		
Ethnic Origin		
Age		

Part B - Commenting on the Preferred Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which document are you responding to?

e.g. Preferred Options (Booklet) Preferred Options (Full Version)

Preferred Option (Full Version)

Which part of the document are you responding to?

Preferred Option Box (e.g. PO1)

PO4

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

Loes Farm, Warwick

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

Re: Warwick District Council Core Strategy Preferred Options 9 Loes Farm (North of Woodloes)

I wish to formally state my objection to the inclusion of this option within the core strategy.

I understand the Council is committed to finding space for the building of 10,800 additional houses in the Warwick area. A fundamental question should therefore be raised in respect of how this figure has been calculated. As the information provided within the Preferred Options booklet appears to be incorrect. (Page 19 Table 7.2) If the basic information within the document is incorrect how much of the evidence is it based upon is True/False or Inaccurate? Also the Map 2 conflicts with the other Maps 3,4,5,& 6 within the booklet.

My objections to the Loes Farm Option are based on the following issues and observations:

Failure to comply with the National Planning Policy Framework Document in multiple section including section 9 on Protecting Green Belt; The land falls within existing Green Belt, and I do not believe that all alternative in-fill, brown-field and white-field sites have been given sufficient consideration. The visual impact on the only remaining rural approach into Warwick will be destroyed forever. Loes Farm is a land break between Warwick and Leek Wootton; this development will be Urban Sprawl. The site has fantastic features such as ridge and furrow dating back to the Middle Ages. Woodloes Lane and hedgerows can be found on maps dating back to 1700's. The geography of the land basically hides the existing Woodloes Estate giving the impression to any one travelling into Warwick via A429 that it is still "Historic Warwick" and not just another concrete town.

Disregard of The Hedgerows regulations 1997 - Access to the proposed development will most likely be via Primrose Hill, destroying the last part of 1700's Hedgerow on the estate side of the lane which gives home to many protected wildlife.

Disregard of Wildlife and Countryside act 1981 - This small wedge of land contributes massively to the environment supporting protected wildlife and herbaceous plants including native bluebells, bats, & even Great Crested Newts. Warwick District Habitat Assessment 2008 states "High level of ecological significance due to the numbers of mature trees, old pasture grassland, water bodies and the species rich hedgerows. The grassland within this parcel is significant due to the presence of mature anthills and ridge and furrow. This grassland dominates the parcel and therefore the parcel is not favourable for development".

The land immediately to the south of the proposal is designated by English Nature as a Registered Park and Garden, and the land is intimately linked with the historic estate of Guy's Cliffe House and its associated Mill and the Victorian Kitchen Garden, now part of Hintons Nursery. High density housing would destroy the character of an otherwise attractive and inviting access route to the town.

In previous Strategy Plans there has been a stated intent not to close the gap between the north end of Warwick and Leek Wootton. Within the Plans it also states that Leek Wootton will have to take 30 - 80 houses thus closing the gap.

The Local schools and Services have not been approached about the plans; the feeling from these bodies is there resources are already stretch to breaking. Recently we have seen reduction in the Fire & Police services and the closure of Warwick Fire station and merger of the police force.

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Part B Comment on the Preferred Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which document are you responding to?

e.g. Preferred Options (Booklet) Preferred Options (Full Version)

Preferred Option (Full Version)

Which part of the document are you responding to?

Preferred Option Box (e.g. PO1)

PO4

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

LOES FARM Warwick

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

Campaign to Protect Rural England (CPRE) has been notified by the residents of Woodloes, they are every concerned about the development of these houses on Loes farm & Green Belt and the statement made on page 21 B. Category 1 and 2 Villages "In the case of Villages within the Green Belt, land within the village envelope will be removed from Green Belt to enable development to take Place" how can this happen?

The north end of Warwick has poor infrastructural resources. At peak times the traffic on the A429 and roads leading to and from the Woodloes roundabout are often at a standstill. This congestion continues south along the Coventry Road leading into Warwick. The proposed access to Loes farm off Primrose Hill will increase the amount of traffic and significantly increase the risk of a major accident. Residents that live on top of the hill already feel separated via this major road which children have to cross twice a day to get to school, we fear another fatal accident on Primrose Hill (see Coventry Telegraph 27/8/01) with the increase of traffic the development will bring. I know of three deaths on the hill to date.

The widening of the existing farm track fails to take into consideration the houses that back onto the road (Drayton Court) these houses boundaries end one foot away from the current road so any widening of the lane will require the existing hedge row to be removed. I will not sell my land. Also the lane is part of the millennium way because of the history of the lane dating back to 1700's will be lost.

This presupposes that the bulk of traffic would proceed northwards on the A429 to join the bypass. It is evident to me that at peak times exiting from the A46 onto the Birmingham Road (A4177) can be a hazardous operation, given that traffic frequently backs up on the slip road to the main carriageway. If, as this proposal states, the traffic to Warwick Parkway will be increased, it will present a major safety issue. It is impossible at this stage to determine in which direction residents of any proposed development would travel. Either way the infra-structure is insufficient.

Assuming that the 180 houses have an average of one school child, where will these children attend school? Local primary schools are full and access to these and the nearest secondary schools exacerbates the transport problem identified above.

There is significant wildlife and natural history interest in the area covered. The following observations collectively indicate that this is an area of biodiversity significance and that a full EIA should be implemented before any decision on its future is made.

The area under consideration provides important bird habitat. It forms part of the regular breeding territories of at least two pairs of buzzards, at least one pair of sparrow hawks, and both great spotted and green woodpeckers. Two species of owl (tawny and little) are resident in the area, and barn owls are intermittently seen. The adjoining wetland parts of the area are breeding grounds for common frog, smooth and great crested newts are present. There are numerous bats (of undetermined species) in the area which use the major landscape trees as roosts. A species of moth, thought to be extinct in Warwickshire, has been recently recorded within the submission area.

The Habitat Biodiversity Audit Partnership for Warwickshire, Coventry and Solihull Report of 2008 presents a range of data relating to the high biodiversity value of the site and concludes that it is unsuitable for development. To further underscore this 16 species of butterfly have been recorded in the immediate area and one of the few native bluebell colonies left in the Warwick area forms part of one of the hedgerows.

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If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet 3 of 3

Which document are you responding to?
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Preferred Option (Full Version)

Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Preferred Development Sites – Whole District)

Loes Farm, Warwick

What is the nature of your representation?

Support Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

A case is made in the submission that the farm is currently not profitable. This is entirely irrelevant to any planning application. This is a historic farming landscape with fine ridge and furrow features, on fertile river valley soils, and the value of retaining such land for biodiversity and our sustainable future needs far outweighs its value for housing development.

This development is likely to impact on the registered land east of the A429 on Loes Farm land, since presumably flood catchment areas would need to be identified. This would place at risk the land currently leased by Hintons Nursery. The successful re-establishment of the nursery by the current owner is an entirely appropriate means of utilizing high quality agricultural land in this part of Warwick. The site includes the walled garden that formerly served Guy's Cliffe house, and any development that threatened the historic significance of this site to Warwick is to be deplored.

National Planning Policy Framework section 9 Protecting Green Belt Land – appears to be in direct with the LocalPlan page 21 B. Category 1 and 2 Villages

Residents use Woodloes lane all year round for exercise, the proposed green development will mean most of the people that currently use Woodloes lane to exercise and for recreational activities will not be able to get to new green area's without driving.

If Loes Farm is sold; the whole farm will be sold to the developer and when the green belt is reapplied it will be classed as brown belt for the whole site map 2. The developer can then build all the way to Leek Wootton and Warwick Planning Office will not be able to stop it.

Residents are so outraged about the proposed plans that it even made the front page of the Warwick Courier see Friday July 20th 2012. They had a clear message "SAVE OUR GREENBELT, NO to the NEW LOCAL PLAN, GREENBELT made into JOKE & KIDS PUT at RISK"

The Warwick Council and Planning Office are just making one mistake after another; the new road layout in Jury Street/High Street in Warwick is highly dangerous. With the loss of the old pedestrian crossing and drivers having to dodge metal barriers in the road whilst driving basically chicane, pedestrians and drivers are being put at risk. The new road layout is a death waiting to happen and again the lack of duty of care given by the council as deploring.

Warwickshire County Town deserves better from both the Councillors and the Planning Office, I have been a conservative all my life but I will vote in any one that will get rid of the incompetent people that are currently employed as all they can do is say **SORRY**, this excuse is wearing thin.

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Guidance on Making Representations

- Please use the attached response form as it will help the Council to keep accurate and consistent records of all the comments on the Plan, alternatively complete online at www.warwickdc.gov.uk/newlocalplan
- If you wish to make comments on more than one aspect of the Plan, please use a separate copy of Part B of this form for each
- You may withdraw your objection at any time by writing to Warwick District Council, address below
- It is important that you include your name and address as anonymous forms cannot be accepted. If your address details change, please inform us in writing.
- All forms should be received by 4.45pm on Friday 27th July 2012.
- Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998.
- To return this form please drop off at one of the locations below, or post to: Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH or email: newlocalplan@warwickdc.gov.uk

Where to See Copies of the Plan

Copies of the Plan are available for inspection on the Council's web site at www.warwickdc.gov.uk/newlocalplan and at the following locations.

Location	Opening Times	
Warwick District Council Offices Riverside House, Milverton Hill, Royal Leamington Spa	Mon – Thurs Fri	8.45am – 5.15pm 8.45am – 4.45pm
Leamington Town Hall Parade, Royal Leamington Spa	Mon – Thurs Fri	8.45am – 5.15pm 8.45am – 4.45pm
Warwickshire Direct Whitnash Whitnash Library, Franklin Road, Whitnash	Mon – Weds Thurs Fri Sat	10.30am – 5.00pm Closed 10.30am – 4.00pm 10.30am – 1.30pm
Leamington Spa Library The Pump Rooms, Parade, Royal Leamington Spa	Mon – Weds Thurs Fri Sat Sun	9.30am – 6.00pm 10.00am – 7.00pm 9.30am – 6.00pm 9.30am – 4.30pm 12.00am – 4.00pm
Warwickshire Direct Warwick Shire Hall, Market Square, Warwick	Mon to Thurs Fri Sat	8.00am – 5.30pm 8.00am – 5.00pm 9.00am – 4.00pm
Warwickshire Direct Kenilworth Kenilworth Library, Smalley Place, Kenilworth	Mon and Tues Wed Thurs and Fri Sat	9.00am – 5.30pm 10.30am – 5.30pm 9.00am – 5.30pm 9.00am – 1.00pm
Warwickshire Direct Lillington Lillington Library, Valley Road, Royal Leamington Spa	Mon Tues and Fri Weds Thurs Sat	9.30am – 12.30pm & 1.30pm – 6.00pm 9.30am – 12.30pm & 1.30pm – 5.30pm Closed 9.30am – 12.30pm & 1.30pm – 7.00pm 9.30am – 12.30pm
Brunswick Healthy Living Centre 98-100 Shrubland Street, Royal Leamington Spa	Mon - Thurs Fri	9.00am – 5.00pm 9.00am – 4.30pm
Finham Community Library Finham Green Rd, Finham, Coventry, CV3 6EP	Mon Tues, Thurs and Fri Sat	1.00pm – 7.00pm 9.00am – 7.00pm 9.00am – 4.00pm

Warwick District Council strives to ensure that all people regardless of ethnic origin or disability can access its services. Where possible, information can be made available in other formats, including large print, cassette tape, CD & other languages if required. Telephone 01926 450000.