



Preferred Options Response Form

2012

For Official Use Only
 Ref: 6490
 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	MRS	
First Name	PAULINE	
Last Name	PEMBERTON	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Address Line 2	[REDACTED]	
Address Line 3		
Address Line 4		
Postcode	[REDACTED]	
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	[REDACTED]	

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)

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)

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).

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I am responding to The pamphlet developed by residents of North Leamington and attach a photo-copy of the reasons to object, all of which I agree with Point 3 - overall level of housing provision There is indeed over-provision - look at The empty accommodation units on the former Potterton site.



26/7/12

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Reasons to Object

We believe it would be counter-productive to campaign against ANY new housing being built - new housing is required. We have to be clear that we are objecting to development on green belt land and the ramification that brings.

An effective objection needs valid planning grounds. For example: The Council having failed to demonstrate the very exceptional circumstances set out in national guidelines to permit development in the Green Belt is felt to be a valid objection. (See further below AVOID objecting simply on the grounds "it will spoil my view" – whilst this may be true, it is not considered a valid objection

The following examples are considered valid reasons to object to the proposed development, naturally we suggest you write in your own words using these reasons as you see fit.

1. LOCAL AMENITY:

The land proposed for development to the North of Leamington is an important local amenity for exercise and recreation as there is very little publicly accessible open space in this area.

2. GREEN BELT:

Green belt land should not be developed when other suitable land is available in Leamington for development

a. The Local Plan is governed by the National policy called the National Planning Policy Framework (NPPF) which clearly states that Local Plans must accord with its principles.

b. Warwick District Council has not demonstrated the 'exceptional circumstances' necessary to build on Green Belt under NPPF. The Council states that it can include Greenbelt land for development if there is 'insufficient suitable and available sites outside the greenbelt.' But this is not the case. The Council identified available land east of the A452 (Europa Way) and south of Heathcote towards Bishops Tachbrook however these sites have not been included in the Preferred Options sites. Presumably, this is because of the policy of 'spreading it around'. That is not a planning policy, it's a political policy.

c. The Preferred Options paper does not provide the evidence which is required under the NPPF to permit development in the Green Belt.

d. The Preferred Options policy of 'Distributing development around the district' is not a planning policy to be found anywhere in NPPF.

e. NPPF clearly states that one purpose of Greenbelt protection is to prevent urban sprawl. But the Preferred Options document appears to encourage this sprawl.

f. The Greenbelt Study undertaken for the Council appears highly subjective. In our view the two areas of Green Belt which the Council is proposing be sacrificed to development meet 4 of the 5 purposes of Green Belt land and should be protected from development.

3. OVERALL LEVEL OF HOUSING PROVISION

There appears to be over-provision of housing resulting from the Council relying on projections from a past period of exceptional growth.

a. Even accepting the population and demand projections, the units proposed for the green belt could be deleted without causing a deficit, even if no alternative sites were substituted.

b. Having identified non Green Belt Land as suitable for development there is a possibility that the owners of this will gain planning permission on appeal resulting in over provision of land.

4. COALESCENCE OF URBAN AREAS:

The development will lead to Leamington, Old Milverton and Kenilworth merging into each other in the future.

a. In general town planners want to avoid "coalescence of urban areas" - this means when two local towns expand and start to physically merge with each other.

b. The proposed development would result in a lot of new building beyond the current north edge of the town.

c. The proposed plan also includes developing beyond the current south edge of Kenilworth, so there is a risk of Kenilworth and Leamington merging into each other in the future, and a loss of individual town's identities.

5. INFRASTRUCTURE:

The current infrastructure cannot support the new development, it would take considerable investment and additional land to provide this infrastructure.

a. The existing infrastructure is not appropriate for the new development requiring even more Green Belt land for the North Leamington Relief Road and further destruction of the countryside.

b. The Northern Leamington Relief Road at an estimated cost of £28 million would ruin Old Milverton and divert resources from other much needed public investment.

So how do you object we hope you are asking!

There are several ways to object
The council have an online portal
www.warwickdc.gov.uk/newlocalplan

You can object in writing to the
**Development Policy Manager,
Development Services,
Warwick District Council,
Riverside House,
Milverton Hill,
Leamington Spa,
CV32 5QH.**

Or email to
newlocalplan@warwickdc.gov.uk
But don't forget

Objections must be made before **27th July 2012** you only have a short period to get your objections in!

And they must be on what the Council considers "Good Planning Evidence" as given earlier.

In conclusion

We believe that these plans are seriously flawed and that we should strongly object.

The Government National Policy Planning Framework should be putting an end to unpopular local plans. One of its goals is to protect communities and Green Belt, putting powers into the hands of local people "to protect local country side and green space they value". We are that local community. We therefore have to speak up to protect the local country side and green space we value!

Over the next few weeks we hope to have more "Good Planning Evidence" for effective objections to the 'preferred options' which we would like to share with you. Please email leamingtongreenbelt@gmail.com for further updates.

Remember – your objection may be ignored if it sounds like you are saying "not in my back yard", or "we don't need any new houses anyway". We suggest you are clear that you are not objecting to new house building in general, it is just that you are objecting to this inappropriate development.

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