

# LOCAL PLAN

helpingshapethedistrict



## Preferred Options Response Form

2012

For Official Use Only  
 Ref: 781  
 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](http://www.warwickdc.gov.uk/newlocalplan)

### Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	MR.	
First Name	DONALD	
Last Name	WYATT	
Job Title (where relevant)		
Organisation (where relevant)		
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)

FULL VERSION

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

PO4

Paragraph number / Heading / Subheading (if relevant)

7.22

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).

OBJECTION:

PLEASE SEE ATTACHED OBJECTION

CHANGES:

DO NOT ALLOW DEVELOPMENT ON GREENBELT WHILST  
SUITABLE AND AVAILABLE SITES OUTSIDE OF THE  
GREENBELT ARE AVAILABLE.

24 July 2012



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

Dear Sir/Madam;

**RE: Objection to the proposed development in Old Milverton and Blackdown contained in Warwick District Council's Preferred options for the Local plan.**

I wish to object to Warwick District Council's total disregard of the clear guidance given in the National Planning Policy Framework (NPPF) as it relates to the proposal for future development on existing Greenbelts as found in the Council's 'New Local Plan' of May 2012 (Local Plan).

The land identified in the proposal in Old Milverton and Blackdown clearly fulfils the 5 purposes of Greenbelt as set out in the NPPF, and, meeting all 5 standards accordingly, is correctly currently designated as Greenbelt. In particular, it prevents the unrestricted sprawl of Leamington to the north and prevents the merging of Leamington, Old Milverton, and Hill Wootten. It also serves as a recreational area for walking, etc., whilst preserving the setting and special character of the surrounding area.

The NPPF is unequivocal in declaring that land currently designated as Greenbelt should only be considered for development in 'very special circumstances' (NPPF, paragraph 87). The arguments for development as listed in the Local Plan (paragraphs 7.25 to 7.31, and defined as 'exceptional circumstances'), completely ignores the specific requirements of the 6 allowed exceptions given in the NPPF (paragraph 89) for 'very special circumstances'. (For example: *the construction of 1,980 new dwellings could not be interpreted as 'limited infill'.*)

Further, the Local Plan states: "*Exceptional circumstances can include the need to accommodate housing and employment growth to meet the needs of a community where there are **insufficient suitable and available sites outside of the Greenbelt.*** (Local Plan 7.27)". However, in the "2009 Core Strategy" (the previous plan adopted by Warwick District Council) land south of Leamington, and not in the Greenbelt, was identified and is still available for development. The assessment performed by Warwick District Council shows that this land is easier to develop and already has a substantial amount of infrastructure (roads, etc.) to support the development. Therefore, the previous 2009 Core Strategy plan is evidence that there are alternative areas for development other than the Greenbelt, and that the 'exceptional circumstances' put forward by Warwick District Council disregards the principles of the NPPF, and the Council's own previous findings.

In addition, according to the Local Plan, development of the Old Milverton and Blackdown Greenbelt will require the construction of a 'Northern Relief Road' (budgeted cost of £28 million). Not only is this an otherwise unneeded and excessive expenditure resulting solely from the proposed plan, it

would also destroy additional Greenbelt to the north of Old Milverton. A fundamental aim of the NPPF, the restriction of urban sprawl, is being completely ignored, and in fact, is being encouraged.

On a personal note, I find it extremely difficult to grasp the purpose of establishing land as 'Greenbelt' if it can so easily be reclassified as land suitable for both housing and commercial development whilst other land which is available, suitable for development, and not identified as Greenbelt, can be disregarded. Given the above circumstances, the proposal contained in Warwick District Council's 'New Local Plan' would seem imprudent, detrimental to the Greenbelt and the surrounding area, and in direct contradiction to the National Planning Policy Framework.

Yours faithfully,

A solid black rectangular box redacting the signature of Donald L. Wyatt.

Donald L. Wyatt