

LOCAL PLAN

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WARWICKSHIRE
DIRECT

25 JUL 2012

LEAMINGTON

Preferred Options Response Form

2012

For Official Use Only

Ref: 5627

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	PROFESSOR	
First Name	DAVID	
Last Name	WILSON	
Job Title (where relevant)	PROFESSOR	
Organisation (where relevant)	UNIVERSITY OF WARWICK	
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 OPTIONS BOOKLET (SUMMARY)

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

PO4

Paragraph number / Heading / Subheading (if relevant)

DISTRIBUTION OF SITES FOR HOUSING

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

SITE 4 (MILVERTON); SITES (BLACKDOWN)

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).

I object to the proposal for two large developments (1980 new homes) on Green Belt land in North Leamington on the following grounds:

Questionable future need projections: I accept that new housing is necessary, but the Council have based future housing needs projections on the exceptional growth seen in the area during boom years. This is not a sound basis for a projection which plans for 10,800 houses in the North and realistic) projections would both reduce the need to develop the Old Milverton and Blackdown sites and would negate any exceptional circumstances needed to develop on green belt land.

Contradictory Strategy: (i) The Council's consultation document argues that "Green Belt seeks to stop urban sprawl that would harm the open nature and rural character of the open countryside around the towns and urban areas of the West Midlands". I can see no reason to remove significant areas of green belt. (ii) I cannot see that Warwick District Council has demonstrated the "exceptional circumstances" necessary to build on green belt under the National Policy Planning Framework (NPPF). The Council states that it can develop green belt if there are "insufficient suitable and available sites outside the green belt". This does not appear to be the case. The Council has identified available land East of Europa Way (A452) and South of Heathcote towards Bishops Tachbrook.

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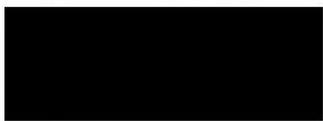
Ref:

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Lack of Infrastructure: The development will lead to Leamington Spa and Old Milverton "coalescing" which is something town planners expressly want to avoid. While there is suitable infrastructure and employment land in the South of Leamington, this is not the case in North Leamington. The current infrastructure in North Leamington is unable to support the proposed new development and it will require additional space to provide this (such as requiring even more green belt land for the construction of the proposed North Leamington Relief Road).

Viable Alternative Land for Development: There appears to have been a lack of consideration of alternative non green belt land, identified by the Council's own team as "suitable for development" in the consultation documents. As mentioned above, the Council has deemed the land South of Heathcote as developable, but the Council appears to have opted not to develop this available land and, instead, develop green belt. Full consideration should also be given to other potential developable non green belt sites before proposing to develop green belt land in North Leamington.

I reiterate that I am not objecting to new house building in general, but I am objecting to what I see as inappropriate development on green belt land in North Leamington.



PROFESSOR DAVID C. WILSON

JULY 18th 2012