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

26th July 2012

Comments for Local Plan Preferred Options Consultation

Dear Sir / Madam

I am writing to submit my comments for the consultation on the Local Plan Preferred Options proposed by Warwick District Council.

I object to the proposed development of green belt land to the North of Leamington. The following paragraphs contain detail comments, and overall I find that insufficient planning evidence exists to justify the proposed development on green belt land.

1) Green Belt land should not be developed when other suitable land is available in Leamington for development.

Warwick District Council has identified available land suitable for development east of the A452 (Europa Way) and south of Heathcote towards Bishops Tachbrook. Warwick District Council has not demonstrated the 'Exceptional Circumstances' required in the National Planning Policy Framework (NPPF) to justify developing on green belt land.

2) The proposed plan will lead to coalescence of urban areas

The proposal will lead to Leamington and Kenilworth physically expanding towards each other, due to the planned development to the North of Leamington and South of Kenilworth. Such coalescence of urban areas should be prevented, to avoid the two towns merging into each other, and loss of individual town identity.

3) The local infrastructure is not sufficient to support the development

The current local infrastructure to the North of Leamington, such as the road network, cannot support the proposed development. The proposed Northern Leamington Relief Road at an estimated cost of £28 million would not be an efficient use of public money when Warwick District Council has identified other available land suitable for development (see point 1 above) which already has such infrastructure, such as motorway and rail links.

4) The plan proposes 1,370 excess dwellings over and above projected requirements.

The 'New Local Plan Preferred Options May 2012' document, paragraph 7.22 (page 19) confirms the proposed plan includes 1,370 dwellings over and above Warwick District Council's assessment of the required number of dwellings in the plan period. I attended a North Leamington Community Forum on 14th June 2012 attended by Mr Dave Barber, Policy Development Manager, Warwick District Council. At the meeting Mr Barber confirmed the plan does indeed include 1,370 dwellings over and above projected requirements.

In summary, I believe the planning evidence demonstrates the development of green belt land is not justified and could be avoided by:

- **Matching the proposed number of dwellings in the local plan with Warwick District Council's projected requirements over the plan period.**
This would exclude excess dwellings "over and above" the projected requirements, and would have the effect of reducing the number of dwellings in the local plan
- **Locate the balance of required dwellings in non-green belt areas that Warwick District Council has already identified as suitable for development.**
The proposed developments on green belt land should be removed from the Local Plan, and the remaining balance of required dwellings should be located in non-green belt land, for example on land which Warwick District Council has already identified as suitable for development, but not included in the May 2012 Local Plan Preferred Options.
- **Develop a garden suburb to the south of Leamington**
With increased investment in the area to the south of Leamington a true garden suburb as proposed in the plan could be developed with additional schools and public amenities, as there would be sufficient scale of housing to make this viable, these facilities would also enhance the existing housing developments in the area.

I understand Warwick District Council states it will hold a genuine and open consultation process where it will take full account of the views of residents and amend the Local Plan accordingly. I intend to play a full part in the consultation process to ensure this is the case.

Yours faithfully,

