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27<sup>th</sup> July 2012

Development Policy Manager  
Development Services  
Warwick District Council  
Riverside House  
Milverton Hill  
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Dear Sir

#### **Local Plan Preferred Options**

I wish to make representation in respect of the Local Plan Preferred Options insofar as they have significant bearing on my home at Oak Bank House, Blackdown, Leamington Spa.

My principal objection would be equal in respect of PO4 and the sites' location identification 4 and 5.

I am opposed to the use of greenbelt land which is currently in agricultural use and ought not to be yielded up to development as proposed.

Housing must and should be associated with the employment opportunities and it is quite clear that within the district and specifically pertaining to the employment characteristics of Warwick and Leamington Spa, much of the employment within the district is located in the south and south west sectors, particularly in proximity. These very significant employment locations will necessarily involve travel from sites 4 and 5 through already over-congested road networks and everyone associated with the towns of Kenilworth and Leamington Spa will know of the intensely heavy traffic usage already existing between the two towns and for this proposed new development to add to that congestion will exasperate what is often a gridlocked situation along the principal Kenilworth Road. To then have to traverse through the town or city to principal employment sites seems utter madness. Equally, if such development of housing is to permit high quality housing to service the under-provision of that housing within the Coventry environs, again it is a most retrograde step since Coventry should resolve its own housing needs and not be reliant upon south Warwickshire to fulfill its own shortcomings.

In respect of the two sites 4 and 5, both refer to employment provision but without defining the nature and scope of such employment. Given that there are already significant areas of available brown field sites and existing employment opportunities, surely the District Council must first seek to bring those sites into sustainability and not utilize greenbelt to fulfill further employment in what is otherwise a rural location.

I am also opposed to the infill of development between Kenilworth and Leamington Spa and one can well imagine that if arguments are currently presented to utilize greenbelt land for expansion, then it will not be so many years before there is a further review which could jeopardize still further, the greenbelt separation between the two towns. This must be opposed at all costs.

### PO3 Broad Location of Growth

It would appear from the Council's proposal for Broad Location on Growth, that it has failed to recognise the sustainability of villages within the District by sterilizing a degree of growth. History has shown that there is need for a higher population to sustain certain village facilities and services such as local shops, post office, church and community buildings, pubs and surgeries. Unless villages are allowed some organic growth, then inevitably facilities will come under pressure for closure as has been witnessed over a good many years where the lessons of organic growth have not been addressed. It is considered that many villages could sustain modest growth which would reduce the necessity to propose as many or as large a significant number of development sites and targeting but a handful of villages as category 1 or category 2 for growth. It would also enable the district to spread the provision of affordable homes into local communities which are presently excluded from affordable homes due to the very nature of house prices in parts of the district. A fundamental re-thinking of the sustainability of villages should be addressed and by now, it is believed that there are already many parish plans that have been developed and if one is to give credence to localism and the voice of local communities, then it is clear that modest growth in villages should be permitted. This observation feeds in to my principal objection to the development of the Milverton Gardens location and Blackdown location under PO4.

### PO5 Affordable Housing

Whilst not opposed to the principal of some level of affordable housing, the proposal for 40% of new homes and new developments to meet the need for affordable housing is way too high and if implemented would risk the balance of a mixed housing area. It would be far preferable to disperse affordable housing across the whole of the district with smaller numbers in communities rather than a concentration within new developments.

### PO6 Mixed Communities and a Wider Choice of Homes

I support the concept of a range of housing choices within localities but would point out that students, by their very nature, are best located within the campus of Universities and only travel to the campuses owing to insufficient on-campus provision. I therefore propose that this matter be addressed by the Universities.

### PO8 Preferred Options: Economy

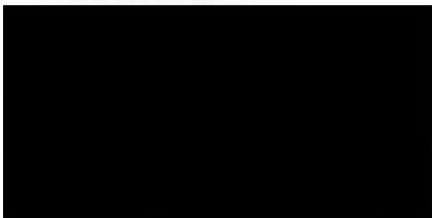
It is noted that there is reference to the impact of employment and the economy and that the Council are exploring the case for the Coventry and Warwickshire Gateway development. If such a development were to be supported, then it follows that the housing needs derived from such development should be resolved in proximity of that site. It is understood that the claim is that the Gateway development will create up to 14,000 new jobs. If people from that employment elect to live in South Warwickshire, it will further exasperate the transport links and road networks to an unreasonable degree. It is therefore necessary to consider that Coventry should resolve its housing needs in conjunction with employment opportunities.

### PO16 Greenbelt

Whilst the District Council appears to be in favour of restricting development within the greenbelt beyond the defined areas proposed in the Local Plan, there can be no credibility to that argument if Local Plans such as the Preferred Options now under consideration have conceded the need to utilize greenbelt land to fulfill its needs.

I would be obliged if you would seriously take note of this representation and in due course, announce that the Council have given support to the objections now raised to the Draft Local Plan.

Yours faithfully

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