

Revised Development Strategy Response Form 2013

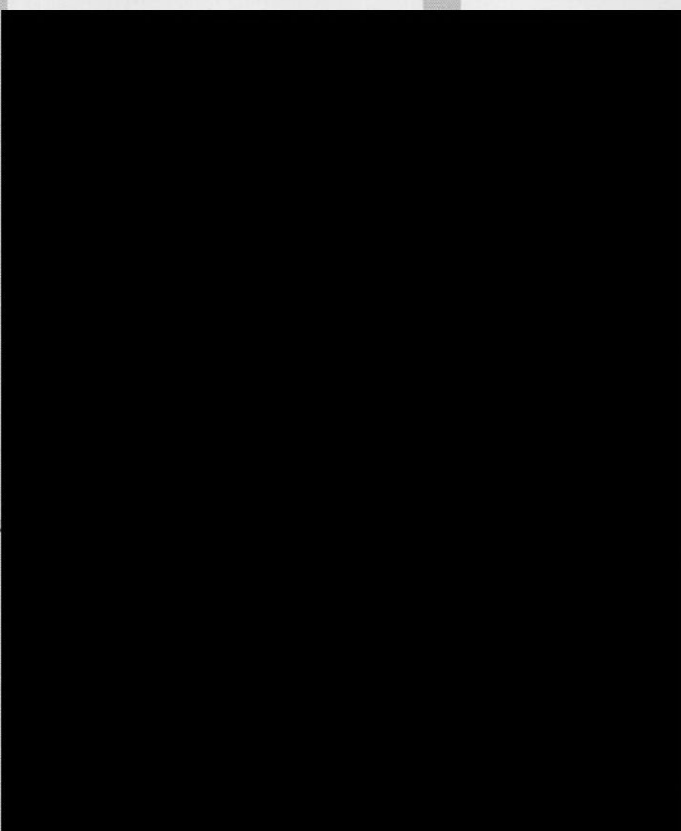
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Ref:	8369
Rep. Ref.	

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

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 (see back page). 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	MR	
First Name	KEVIN	
Last Name	MITCHELL	
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 developments?		<input type="checkbox"/> No
About You: Gender		
Ethnic Origin		
Age		<input type="checkbox"/> 35 - 44
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?	LOCAL NEWS LETTER.	

Part B - Commenting on the Revised Development Strategy

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which part of the document are you responding to?

STRATEGIC DEVELOPMENT SITES + INFRASTRUCTURE

Paragraph number / Heading / Subheading (if relevant)

S.1

Map (e.g. Proposed Development Sites - District Wide)

MAP 3

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).

PLEASE REFER TO ATTACHED DOCUMENT.

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I write to raise my strongest objection to the 2013 Local Plan, and the many planning applications that are associated with it – those that are currently under consideration, and those that are undoubtedly yet to come.

This revised local plan unfairly places the bulk of the proposed housing in one concentration to the south of Warwick/Leamington and around Whitnash – Map 3 & 4.

Scale and proportion

- massive long term coalescence of settlements,
- loss of significant open space,
- loss of local countryside,
- loss of agricultural land,
- lead to significant urban sprawl.
- excessive bulk and scale,
- significant overdevelopment of the area

The effect of these potential developments on the existing local communities and infrastructure will be devastating, and I believe have been grossly underestimated by both Warwick DC and the developers.

Effect on local road traffic/infrastructure

The road infrastructure south of Warwick/Leamington and around Whitnash is already stretched.

- 2 or more cars per household,
- 9000 extra vehicles using the local road network.
- the local road infrastructure is inadequate. (e.g congestion on various local roads)
- traffic heading towards the town centres is already a major problem,
- gridlock, increased pollution etc.
- congestion on rural roads outside the town at peak times is also already a problem
- traffic noise,
- potential increased danger to pedestrians and children.

The National Planning Policy Framework, Policy DC7 states:

"Policy DC7 goes onto highlight that development will not be permitted where it generates significant road traffic movements, unless mitigation measures are used to avoid adverse impacts."

These developments will generate significant road traffic movements, and I do not believe that mitigation measures will alleviate the problem, certainly on a local level. If all the developments in the area are given the go ahead as part of the Local Plan, the situation will become untenable.

Effect of local services/amenities

The National Planning Policy Framework, Policy DP2 states:

"that development will not be permitted where it has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users / occupiers of the development."

- pressure on local schools
- primary schools already oversubscribed year on year
- increased pressure on the local secondary schools
- effect on catchment areas
- effect on applications from siblings of children already in one school



- new schools not "guaranteed" to be built as part of the developments
- limited access to doctors and dentists surgeries in the Whitnash and Warwick Gates and Myton areas already
- effect on increased numbers on the local hospitals

Flood Risk

- already flood issues in Whitnash and Warwick Gates
- scale and density of proposed housing,
- large areas of paved/concreted or tarmac surface etc,

Alternatives to the Local Plan

There are many reasons why the Local Plan represents a disaster for the whole of the South Warwick/Leamington/Whitnash areas, predominantly because of the sheer concentration of most of the districts proposed new housing in one relatively small area.

Alternatives that should be considered include:

- Identifying existing housing that is derelict or currently unoccupied,
- Identifying empty industrial units with a view to use the land for brownfield site housing.
- Identifying an area in the surrounding countryside to use to build an entirely "new town".
- Spreading the numbers of new homes evenly around the district, with lots more much smaller developments.
- Smaller developments given to local builders rather than large national firms, thus helping the local economy.

Applications have already been submitted for land that is earmarked to be part of the Local Plan, before the Local Plan has been fully agreed and approved is unacceptable. Such applications should not even be considered until such time as the Local Plan has been clarified and the public consultation completed.

Therefore, I hope you listen to the concerns and suggestions of the residents of your district, and act accordingly. This Local Plan cannot be allowed to come to fruition, and I hope Warwick DC come realize that, withdraw it, and refuse all the various planning applications relating to it, namely:

W/13/0776 - 280 homes at Woodside Farm fields
 W/13/0606 - 720 homes on Lower Heathcote Farm land, south of Harbury Lane
 W/13/0603 - 370 homes on land west of Europa Way/South of Gallows Hill
 W/13/0607 - 220 homes on Hawkes Farm fields
 W/13/0036 - 200 homes on Grove Farm fields (application on hold)
 W/13/0464 - large Retirement Community development on Gallagher Land near Heathcote
 W/13/0858 - upto 100 homes at Fieldgate Lane/Golf Lane, Whitnash

I hope Warwick DC would also refuse any new applications relating to the following:

Myton Garden Suburb – upto 1250 homes
 Further development South of Gallows Hill – upto 260 homes
 Former Severn Trent Sewage Works – 225 homes
 Further development at Grove Farm – 375 homes
 Whitnash East/South of Sydenham – 500 homes

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S.2

Map (e.g. Proposed Development Sites – District Wide)

MAP 4

What is the nature of your representation?

Support

Object

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