

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



29th July 2013

Dear Sir,

THE LOCAL PLAN – REVISED DEVELOPMENT STRATEGY 2013

I wish to register my objection to the revised New Local Plan:
In particular I wish to object to the inclusion of the Gateway Proposal within the local plan. This proposal is inappropriate development in the Green Belt and is in opposition to the Government's planning guidance.

The Government's National Planning Policy Forum is specific on Green Belt Policy
The Gateway Proposal is in contravention of all five of five purposes for the preservation of the Green Belt:

The five purposes are:

1. **To check the unrestricted sprawl of built up areas**
The Gateway Development would facilitate the continuous development sprawl from the edge of Coventry to the boundary of Bubbenhall village.
2. **To prevent neighbouring towns to merge into one another**
The Gateway development will merge the boundary of Coventry with that of Warwick District Council
3. **To assist in safeguarding the countryside from encroachment**
If it was implemented the Gateway development would permanently remove 300 hectares of Green Belt from the Warwickshire countryside
4. **To preserve the setting and special character of historic towns.**
The commercial warehouse building proposed as part of the Gateway Development would permanently destroy the setting of the ancient villages of Baginton and Bubbenhall
5. **To assist in urban regeneration by encouraging the recycling of derelict and other urban land**
Building on the green belt is in opposition to this policy and will hinder regeneration

Warwick District Council's Local Plan policy is:

SS 5.5.8 -a Supporting the sub regional plan to create more employment land is in direct opposition to the Government's NPPF policy.

SS 5.5.8 -b The Development will help the Coventry-Nuneaton regeneration zone but this is contradicted in the statement made in the report by GL Hearn that the main uptake at Gateway will be from firms moving out of Coventry which would disadvantage this urban area and hinder regeneration.

SS 5.5.8 -c *It will create a significant number of new jobs.*

In their report, G. L Hearn estimate that 8200 new jobs could be created although only 2000 will be for the needs of firms within Warwick District Council and only 1200 jobs will be new. It is stated that 4980 jobs will be taken from Coventry and Nuneaton regeneration zone which will damage the urban regeneration of this zone.

The NPPF clearly states:

'As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'

The Gateway Development does not demonstrate these 'very special circumstances' as there are many alternative industrial sites inside the Coventry-Nuneaton regeneration zone which are outside the Green Belt. These locations include MIRA, Ansty Park, Browns Lane and Daw Mill Colliery site. Use of these sites would aid the regeneration of the Coventry and Nuneaton Regeneration Zone without destroying Green Belt land which is serving its correct function by protecting Warwick District from urban encroachment.

The revised Local Plan still quotes the Regional Spatial Strategy, (RSS), as the main reason for supporting the Gateway development although the RSS has been declared invalid by the Government and it no longer applies. Warwick District Council in presenting arguments from the RSS that concern employment land only are presenting an argument that is contradictory and flawed for the RSS policy on residential land states **that housing development in districts outside urban areas should be discouraged in order to encourage more housing in major urban areas.**

The members of Coventry and Warwickshire Local Enterprise Partnership strongly support the Gateway development and have their own reasons for doing so. This interest expressed by people and groups outside the democratically elected council appears to have biased the planning proposals incorporated within Warwick District Council's New Local Plan. It is important that the New Local Plan benefits the residents of Warwick District rather than disadvantaging them.

IN ADDITION

A further proposal to designate a large block of housing and commercial building on the Green Belt land south of Kenilworth at Thickthorn is inappropriate as no special circumstances can be demonstrated to justify this departure from the Government's National Planning Policy guidance.

Warwick District's rural environment which is valued by all of its residents is currently under threat from the intensive development proposals that are incorporated within the New Local Plan. **The current proposals are in contradiction of WDC's Strategic vision 'to make Warwick District a Great Place to Live Work and Visit**

I object to these proposed intrusions into the Greenbelt which cannot be justified by any special circumstances. I request that Warwick District Council preserves the environment for which it is responsible and withdraw this New Local Plan.

