

Part A - Personal Details

1. Personal Details*

2. Agent's Details (if applicable)

* If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in section 2.

Title

MR

First Name

JOHN CHRISTOPHER

Last Name

CLACK

Job Title (where relevant)

RETIRED

Organisation (where relevant)

Address Line 1

[Redacted]

Address Line 2

[Redacted]

Address Line 3

[Redacted]

Address Line 4

[Redacted]

Postcode

[Redacted]

Telephone number

[Redacted]

Email address

[Redacted]

3. Notification of subsequent stages of the Local Plan

Please specify whether you wish to be notified of any of the following:

The submission of the Modifications to the appointed Inspector

Yes No

Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan

Yes No

The adoption of the Local Plan.

Yes No

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Person ID:

Rep ID:

Part B - Your Representations

Please note: this section will need to be completed for each representation you make

4. To which proposed Modification to the Submission Plan or the updated Sustainability Appraisal (SA) does this representation relate?

Modification or SA:

REMOVAL OF LAND NORTH OF SILVERTON FROM THE GREEN BELT

Mod. Number:

16

Paragraph Number

2.81

Mod. Policies Map Number:

H44

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes No

5.2 Sound?

Yes No

6. If you answered no to question 5.2, do you consider the Proposed Modification is unsound because it is not:

(Please tick)

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

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Rep ID:

Part B - Your Representations

Please note: this section will need to be completed for each representation you make

4. To which proposed Modification to the Submission Plan or the updated Sustainability Appraisal (SA) does this representation relate?

Modification or SA:

ALLOCATION OF LAND NORTH OF MULVERTON FOR DEVELOPMENT

Mod. Number:

1A

Paragraph Number

~~25A~~ Policy DS15

Mod. Policies Map Number:

H44

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes No

5.2 Sound?

Yes No

6. If you answered no to question 5.2, do you consider the Proposed Modification is unsound because it is not:

(Please tick)

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

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Rep ID:

7. Please give details of why you consider the Proposed Modifications to the Submission Warwick District Local Plan are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Modifications, please also use this box to set out your comments.

PLEASE SEE ATTACHED

Continue on a separate sheet if necessary

8. Please set out what change(s) you consider necessary to make the Proposed Modifications to the Submission Warwick District Local Plan legally compliant or sound, having regard to the test you have identified at Question 5 above where this relates to soundness. You will need to say why this change will make the Local Plan/Sustainability Appraisal legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Continue on a separate sheet if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested changes, as there will not normally be a subsequent opportunity to make further representations. Further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

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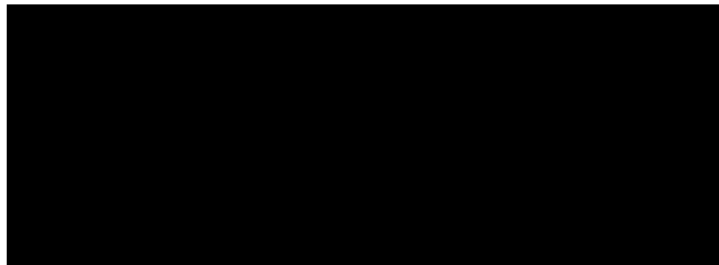
The EXCEPTIONAL CIRCUMSTANCES required by the National Planning Policy Framework to remove the land North of Milverton from the Green Belt have not been demonstrated by Warwick District Council.

The proposed development is to support Coventry City Council's need. There are sustainable sites closer to Coventry that should be used in preference to the land North of Milverton to reduce unnecessary commuting, inevitable congestion and further road construction.

- Following the Second World War, Parliament of both Houses decreed that Green Belt land should be exempt from any housing or other development in order to prevent urban sprawl, but more importantly to maximize productive agricultural land for food production. Prior to 1939, over 80% of food for this Country was imported, the Nazi 'U' boats preying on merchant shipping almost brought Great Britain to starvation. The combination of sustainable agriculture to produce cheap home grown food through farm subsidies and the formation of Green Belt land has brought about the prosperity and accessibility to healthy food for which we all enjoy. Having studied the crop rotation of the arable land north of Milverton since 1986, I can confirm that this provides both varied and continuous growing of food crops. The winter of 2015/16 saw the land left as a fallow stubble which has major benefits both for over wintering birds and the varied insect population needed for a sustainable eco system. Previously, Oil Seed Rape provided a huge area required for pollinators – these as we know are under *serious* threat and without them we will again face starvation. Maintaining this farming land between urban areas is vastly important, it also allows heavy rainfall to percolate to underground aquifers so providing our necessary drinking water. Current farming policy maintains wide field grass margins both for beetle banks and wild birds together with a rich combination of flora and fauna. If this development were to proceed, not only would the farm not be able to comply to current legislation of a 3 crop system (to prevent monoculture), a good quantity of mature hedgerows would disappear - needed by nesting birds and the current wild fox population would add to the ongoing threat of the rapacious urban fox species.
- A housing development in this area would exacerbate the potential flood risk where the majority of houses now have 'hard' gardens and parking areas such that there is no natural drainage available for storm conditions, this over capacity destroys streams and causes soil erosion as well as local flooding. The subsequent pollution of streams and rivers affects fish populations together with all river based residents.
- Looking after land (and being present there twice daily) between the A425 road and Bericote Road means that I am in a good position to comment on the traffic congestion in that vicinity. The whole traffic problem is compounded by the inability of the A46 Thickthorn Island junction to cope with the volumes of traffic at peak times. This has a dangerous precedent in that traffic queues down the slip roads on to the dual carriageway. Once the housing development at Thickthorn is complete, this situation can only get worse. If you then impact 1350 houses and all the cars from the proposed development (some 2700 motor vehicles) on to this scenario, not even the possibility of a dual carriageway for the A425 will assist congestion, indeed the ability for emergency vehicles to access this road will be massively curtailed – they have a difficult enough job today without any further traffic volumes.

- Similarly, the proposed Park and Ride site at Blackdown relying on current bus timetable transport would be caught up in this traffic gridlock. By taking the Stratford on Avon Park and Ride site as an example, this is hugely under utilised and this for a major tourist attraction. Pass this site at any time and there are vast areas of tarmac spaces with no cars, the whole area illuminated at night burning electricity at tax payers expense. Put this site on 'Google Earth' and it shows how vastly inappropriate the building of this folly has been – are Warwick District Council going to allow themselves to be so exposed to such a similar dubious development which only appears to serve Leamington by its location?
- It is stated that even though the housing development proposal is to support Coventry City Council's need, there is no requirement to impose that Coventry residents should live there. How can this *meet* the 'need', if anyone from around the world could purchase a property in the development.
- The proposal to build a Railway Station at Milverton has high cost implications. The line runs mainly in a cutting so that any construction work would impact heavily on the vicinity of both existing and proposed housing. The line is a 'single' track, for safety factor reasons train timetables would be restricted so negating the facility for easy economic transport to Coventry – particularly as high speed and long freight trains run on this track, thus requiring space to run between destinations as there are no passing places for slow trains.

J C Clack – 18th April 2016



9. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Continue on a separate sheet if necessary

Please note: This written representation carries the same weight and will be subject to the same scrutiny as oral representations. The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed

Date:

18th April 2016

Copies of all the comments and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998.

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