



WHITNASH TOWN COUNCIL

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Town Clerk

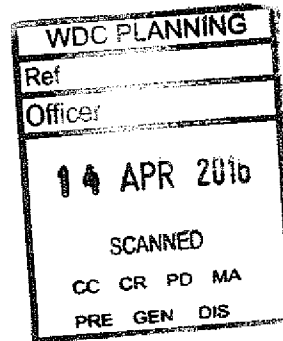
Mrs J A Mason

Email: jenny.mason@whitnashtowncouncil.gov.uk

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12th April 2016

Mr D Barber
Planning Policy Manager
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ



Dear Mr Barber

New Local Plan modifications

Members of Whitnash Town Council Planning Committee wish to make the following comments in respect of the New Local Plan modifications:

Warwick District Council refused planning application W/15/1318 for one house on the grounds that National Planning Policy Framework 2012 seeks to promote sustainable development in the country side, and the occupants of the proposed dwelling would be heavily dependent on a car in this unsustainable and isolated location. This site according to the reason for refusal falls within an 'Area of Restraint' and to grant planning permission would set an undesirable precedent!

Please can Warwick District Council explain how one house in this area is unsustainable and will have a negative impact on the local road network, as it is in an area that should not be developed, but an additional 75 houses in this area is perfectly acceptable?

An additional 75 houses in Golf Lane equates to 180 more patients at an already heavily used doctor's surgery. The increased traffic of say 2 cars per house giving at least 300 additional car movements each day on the Golf Lane / Whitnash Road junction.

There are only two access points to the wider local road network - Morris Drive and Golf Lane. A large increase in traffic will result, funnelling through the same two bottlenecks. There will be safety issues for children going to the four local schools as a result, not to mention strain on local school places.

This represents potential overdevelopment of the site, and is unneighbourly to those homes and businesses nearby. As it is on a hill it will affect the open countryside aspect of the immediate vicinity, and together with Fieldgate Lane development, be overbearing, and constitute urban sprawl.

It will also have an impact on the openness of the area.

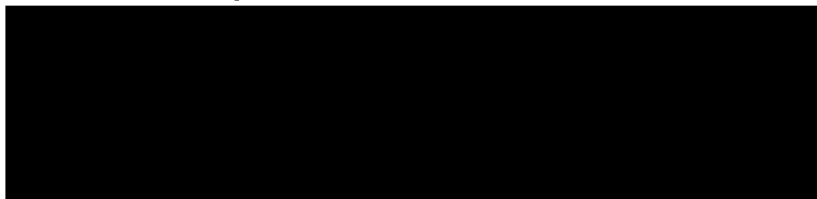
There will also be an impact on Leamington and County Golf Club as the club will need to implement measures to avoid golf balls straying into this additional housing development.

Whitnash Neighbourhood Development Plan which was made and accepted by Warwick District Council clearly states in the vision (5.2.18) that the aim is to preserve and enhance at least a 700-yard strip of land along the bank off the Whitnash Brook as it contains the site of a Roman Villa and several other historical features such as the Holy Well. The increase of further development in East Whitnash and Fieldgate Lane area will impact on Brook Valley and surrounding bridle ways.

Too much development is still taking place south of the River, and housing development should now be moved north of the river towards Kenilworth and Coventry as the New Local Plan has been amended to assist Coventry's housing allocation.

If housing developments can take place on areas of restraint in Whitnash surely areas of restraint and green belt areas can be considered north of the river and thus fairly distribute the number of homes required.

Yours sincerely

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Jenny Mason
TOWN CLERK