

Our Ref: LG/mh

25th July 2012

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

WDC PLANNING
Ref
Officer
26 JUL 2012
SCANNED
CC CR PD MA
PRE GEN DIS



SHELDON
BOSLEY

The Property Professionals

6111

Recorded Delivery

Dear Sirs,

RE: Objection to Warwick District Council Local Plan – Preferred Options Response Form

I write with regard to the Preferred Options Summary of the Warwick District Council Local Plan, released May 2012, in particular PO4 – Distribution of Sites for Housing.

The nature of this letter is to strongly object to the preferred option and specific location of housing situated at Location (3) – south of Gallows Hill/West of Europa Way, Warwick.

This proposed development to the east of the Banbury road and to the south of Warwick town, lies just metres from the western boundary of Warwick Castle Park, which lies to the west of the Banbury road.

Warwick Castle Park is a designated landscape of national importance, recognised by its listing at Grade I on the English Heritage *Register of Parks and Gardens of Special Historical Interest*. The park itself comprises some 700 acres of historical woodland, pasture parkland and arable land and lies to the south of Warwick Castle, which is one of the most spectacular historical castles in England. The landscaped park was created by the Earl of Warwick in 1759. The Grade I listing of this heritage asset alone confirms its importance to the country and this should not be jeopardised in any way.

The proposals to build approximately 1600 houses with employment, open space and community facilities will be extremely detrimental to the historical landscape and setting of the park, and will severely jeopardise the security and management of the parkland.

The proposed allocation for development at Location 3 opposite this Grade I listed parkland, is not in line with the following development policies as set out in Warwick District Local Plan:

- DPI – Layout and Design
- DP2 – Amenity
- DP3 – Natural and Historic Environment and Landscape
- DP6 - Access
- DP7 – Traffic Generation

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The proposed development at Site 3 does not positively contribute to the character and quality of the surrounding environment. A development on the proposed scale will be detrimental to the quality, setting and management of the adjacent Grade I listed parkland, which is a site of national importance.

The development shall have an unacceptable adverse impact on the amenity and use of the parkland, which is currently being restored to enhance the historical features of the Grade I parkland, and shall jeopardise the protection and management of the parkland in the future.

The development shall not protect the important natural feature of the Grade I listed parkland to the west of the development and will only have a detrimental effect on the character and the quality of the historic environment, particularly the environmental and wildlife habitats which are being restored. The DP3 policy states that development will only be permitted where the development will protect and enhance the landscape character of the area, particularly respecting its historical character – the development at Location 3 will only have a negative and degrading impact on the adjacent historical landscape.

The current volume of traffic experienced when entering and leaving Warwick on the Banbury road is already extremely high. Further development at Location 3 shall only cause further congestion and pollution along the highways which are already working at full capacity, and pollution generated from high volumes of traffic shall cause harm to the New Waters Lake of Warwick Castle Park, a site of ecological importance for the park. A development at Location 3 shall also cause an adverse impact on traffic generation and congestion for people working and living in Warwick town centre, and there is no infrastructure in place for such traffic intensification which would be generated from the proposed development and any additional traffic management works would be detrimental to the historic setting of the original Banbury Road.

This strong objection is made on behalf of Warwick Castle Park. The objection relates only to the development proposed at Location 3, and urge the District Council to consider the other location sites in preference to Location site 3.

Should you have any questions please do not hesitate to contact me.

Kind regards

Yours faithfully



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cc Helen Trapp, Natural England
Alan Mayes, Conservation Officer Warwick District Council
The Ward Member
Warwick Town Council