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

23<sup>rd</sup> July 2012

Dear Sir/Madam,

**Ref: WDC Local Plan – Preferred Options May 2012**

I write to express my concerns and objections to the proposed development of Milverton and Blackdown green belt land as detailed in the above document.

**Why the Green Belt?**

Whilst I understand and agree with the need to provide land for additional housing and employment, it would appear that the council's policy has changed significantly and is in total contradiction to their "Core Strategy" (Chapter 3 - 3.22 -3.28) of WDC Local Plan 1996 – 2011 which stated that the unnecessary development of Greenfield land will be resisted.

It MUST be questioned then, as to why the Brown and white field sites which were previously selected and accepted as being adequate in size, quality and location for development, have now been removed from the Local plan 2012 and replaced with Green Belt sites to the north of the town.

So far a satisfactory explanation has not been given as to how and why this decision has been made, surely the fact that green belt land is more attractive and would fetch a higher price from potential developers cannot be considered as a **"very special circumstance"**?

The desecration of these prestige areas of the countryside would be tantamount to mindless vandalism and the very nature and scale of the proposal has to be questioned, especially in view of the fact that this has been presented as a fait accompli with little or no consideration being given to the views of the local community.

**Road infrastructure**

The proposed new developments lie between two of the major access roads in and out of North Leamington, Leicester lane and Kenilworth road. Both roads already suffer major congestion at peak commute times and remain busy throughout the day. The construction of a further 2000 homes in the area will undoubtedly increase traffic levels beyond the capacity of the existing road network and town car parks making Leamington town centre a less desirable place to visit.

Construction of the proposed "North Leamington relief road" will do nothing to alleviate local congestion but will totally desecrate the countryside between Leamington, Old Milverton and Kenilworth, not to mention the alarming increase in noise, light and air pollution that this will cause. Furthermore this contradicts 4.11.4 of the 2012 plan which states that the aim is to reduce road congestion and pollution.

### **Why 2000 Homes in the Green Belt?**

The number of homes to be built appears to be totally out of proportion with the needs of the local area, in fact **(item 7.22 of the plan )** states that there is an over provision of 1370 dwellings and that "This flexibility allows for two potential courses of action:

- To enable some sites to be removed from the draft plan.
- To provide housing to support a regional investment site close to Coventry.

**The answer is simple –**

### **Remove the Green Belt area's from the plan and**

- Re evaluate the housing needs of the district without worrying about migration and support for developments in Coventry etc and come up with a realistic figure for homes which can be accommodated within the white and brown field sites already identified in the south of Leamington and which do not require a new highway at the cost of £28M.

The Green belt and the pleasant natural rural aspects surrounding Leamington, Kenilworth and Warwick must be protected at all costs, please re evaluate your preferred options accordingly.

Yours Faithfully

