

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

20 July 2012

Dear Sir

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

6253

Re: Proposed Development in North Leamington (Old Milverton and Blackdown)

My wife and I strongly object to the proposed new development in Old Milverton and Blackdown contained in Warwick District Councils' Local Plan Preferred Options and outline below a number of fundamental reasons in support of our objection.

- This land has great recreational value to the local community. It is enjoyed by many runners, riders, walkers and cyclists.
- The National Planning Policy Framework (NPPF) states that the Government attaches great importance to Green Belts and that the fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open to those who may wish to use it.
- The Greenbelt in Old Milverton and Blackdown fulfils the 5 purposes of a Green Belt area set out in the NPPF and therefore should remain as open Green Belt land for ever. Additionally it prevents the unrestricted sprawl of Leamington to the north. Prevents the merging of Leamington and Kenilworth. Helps preserve the setting and special character of Leamington as a town of historic significance. Helps urban regeneration, by encouraging the recycling of derelict and other urban land.
- Helps safeguard the countryside from encroachment and maximises the wildlife habitats in the area. The destruction of wildlife habitats being in breach of the Wildlife and Countryside Act 1981 (amended 1991)
- The proposals ignore Warwick District Council's study of the Green Belt land at Old Milverton and Blackdown, which concluded that these areas had high Green Belt value.

The fundamental aim of Green Belt policy as set out in the Government's National Planning Policy Framework is to prevent urban sprawl by keeping land permanently open.

The Government's National Planning Policy Framework requires there to be "very special circumstances" for development in the Green Belt. It also requires the harm caused to the Green Belt by the development to be outweighed by the benefit of the development. According to Warwick District Council the special circumstances are that there is nowhere else for the homes to be built.

However, in the "2009 Core Strategy" (the previous plan adopted by Warwick District Council) land south of Leamington (not in Green Belt), was identified and is still available for development. The assessment performed by Warwick District Council shows that this land is easier to develop and already has a substantial amount of infrastructure (roads etc) to support the development, and the new residents who will live there. It is close to the M40 and there are existing employment opportunities South of Leamington as well as existing out of town shopping facilities and good access to the town centres. Therefore, the previous plan (the 2009 Core Strategy) is direct evidence that there are alternative areas for development other than the Green Belt and that the "special circumstances" put forward by Warwick District Council are wrong.

As there are alternative sites, there are no exceptional circumstances which outweigh the harm caused by altering the Green Belt boundaries in Old Milverton and Blackdown and allowing development on this land.

Please reconsider your 'Preferred Options'.

Yours sincerely,

[Redacted signature]