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

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

15 July 2012

Dear Sir

Large urban expansion proposal in the Green Belt North of Leamington Spa

I wish to object to the proposed urban expansion in the Green Belt area North of Leamington Spa. My reasons for this objection are:

Green Belt

- The area is a Green Belt area and 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.
- Warwick District Council argues that the land in the South of Leamington is not as attractive to developers because concentration of development in that area may result in the developers making less profit. Consideration of the developers' financial gain is not a "very special circumstance" to permit unnecessary development in the Green Belt.

Recreational and Leisure

- The land at Old Milverton and Blackdown is enjoyed by many walkers, runners, riders, and cyclists. It provides a countryside environment close to the centres of Leamington and Warwick. I myself use it every day, my sons go running there and if this would be taken away I would need a car to get me to an area where I would be able to enjoy nature. The government keeps pointing out that exercise is important to fight obesity and to keep fit if you build on this Green Belt land you take that opportunity away from people living nearby.

- Both the proposed building development and the “Northern Relief Road” would substantially reduce the amount of land that is available to be enjoyed and have a detrimental impact on the ambience and hence the amenity value of the land. Turning some of it into a maintained park land would detract from, rather than enhance its value.
- Old Milverton is one of the last surviving villages close to Leamington that has not been absorbed into the greater conurbation. We, as a family, love and participate in the Milverton Village Show in September and it has that unique feel of a village yet it being so close to big towns like Leamington, Kenilworth and Warwick. If the proposals go ahead it is only a matter of time before it is also absorbed by Leamington.

Traffic

- I travel to Coventry every day and the congestion on the A452 is bad and the building of nearly 3000 houses north of Leamington will simply increase the congestion. Turning the A452 between Leamington and Kenilworth into dual carriage way will not help traffic flows - at peak times the delays on the A452 result from commuters wanting access to the Town centres.
- All main supermarkets are in South Leamington, everyone wishing to go shopping will need to travel through the town to get there.
- If the proposed development is concentrated in the South of Leamington there is an existing road network that could be upgraded at considerably lower cost than the £28m allocated to construct a “Northern Relief Road”. A “Northern Relief Road” is not required. Traffic flows tend to be north to south rather than east to west. The road will serve no purpose other than to take new home owners quickly on to the A46 and to jobs and shopping opportunities away from our Towns. If the development does not go ahead the road will not be required.

I hope you will take note of my objections. I would very much miss the green space near my home. Nowadays when everything is so busy and stressful, it is nice to be able to get away from it all and enjoy the countryside. If green spaces are build on it will be bad for health and happiness. Also I fear for the future of Old Milverton, it is so special to have the village feel that it has at the moment which would be lost with such a huge proposed development nearby.

Yours sincerely

