

[REDACTED]

The Development Policy Manager,
Warwick District Council,
Riverside House,
Milverton Hill,
Leamington Spa CV32 5QB

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

[REDACTED]

23rd July 2012.

6958

Dear Sir

I am writing to let you know that I object most strongly to Warwick District Council's Preferred Option Plan for Blackdown and Old Milverton.

GREEN BELT LAND

The Government's National Planning Policy Framework requires there to be "Very special circumstances" for development in the Green Belt. There are no very special circumstances for building in Blackdown and Old Milverton.

Indeed the Council's own study identified village areas within the Green Belt and classified them from 1 (being most suitable for development) to 5 (being the least suitable). Old Milverton and Blackdown were classified 3 and 4 respectively out of 5 and the Council concluded that these areas had high Green Belt Value. Now the same Council has decided to ignore their own study and allocate 810 dwellings in Old Milverton and 1170 in Blackdown, which is the second highest development of all the areas identified. What a waste of tax payers money.

Also included in these proposals are shops, schools and health and community facilities. North Leamington School was only built in the last few years, and you appear to be planning for more schools just down the road. As for shops Leamington, Kenilworth and Warwick have more than enough supermarkets and any out of town shops would be to the detriment of the town centre.

Green Belt land is specifically set aside to protect the countryside, to prevent urban sprawl and to prevent towns merging together. At this rate there will only Leamington Spa and Kenilworth.

Leamington, Cubbington, Blackdown and Old Milverton will all coalesce with no green areas between them. This is contrary to the Council's own criteria which states, "Avoid development in locations which could potentially lead to the coalescence of settlements."

LOSS OF AMENITIES AND AGRICULTURAL LAND

A great many walkers, runners and cyclists, presently enjoy the land at Old Milverton. It is a wonderful amenity so close to the town centre which all residents of Leamington, Kenilworth, Warwick and indeed visitors can enjoy. That will all be lost forever.

There will also be a significant loss of more high quality valuable agricultural land in Blackdown and Old Milverton.

PROPOSED NEW ROAD/A452

Turning the A452 between the A46 and Leamington into a dual carriageway is a non-starter. This was proposed a few years ago and abandoned. It would only create a bottleneck on the Kenilworth Road.

The proposed new road from Old Milverton means more Green Belt would be destroyed and more houses eventually built along it.

As for upgrading Stoneleigh Road, which incidentally does not appear in your local plan, but only on Map 5, "Possible transport Infrastructure", is the Council proposing to requisition front gardens?

A Park and Ride is also included on the same map bang in the middle of the roundabout on the Kenilworth Road. A small town like Leamington does not need a Park and Ride.

2009 CORE STRATEGY

The assessment performed by Warwick District Council identified land south of Leamington as easier to develop with a substantial infrastructure already in place. This land is still available. To say this land cannot be developed because of gas pipes is not a valid argument. They can be avoided. Indeed I understand a developer was already allocated the land and he is still happy to go ahead.

For the Council to say that this land is not attractive to developers because they will make less profit is not a valid reason. Financial gain for the developers does not constitute, "Very special circumstances", to build on Green Belt Land.

The land at Grove Farm has been removed from the plan because of coalescence with Bishop's Tachbrook. What about the coalescence of Cubbington/ Blackdown/Old Milverton?

FINAL POINTS

North Leamington is until now beautiful and unspoilt. What you are proposing is criminal. All these developments will completely change the character of Blackdown and Old Milverton forever.

Blackdown at present has about 43 dwellings. You are proposing to add another 1170, which is completely unacceptable. What about the increase in traffic? And

who do you think is going to buy these houses when we are facing years of austerity?

This is by far the worst development we have had to face since we came to live in Leamington Spa over twenty years ago. Last Monday's meeting has shown the strength of feeling against these proposals. North Leamington is green and beautiful. Please do not destroy it.

Warwick District Council has presented us with their preferred plan. What are the options?

Yours sincerely,



Mr. H.G. Sant Cassia

cc. Mr. Jeremy Wright
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