

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

WDC PLANNING
Ref
Officer
23 JUL 2012
SCANNED
CC CR FD MA
PRE GEN DIS

6264



July 23 rd. 2012

Dear Sir,

Local Plan Consultation

I am writing to express my concerns over a number of issues associated with the Local Plan for the provision of more houses in the area.

Firstly two fundamental considerations :-

- 1) It is unlikely, having regard to the current difficulties within the economy, that the recent "boom", upon which the projection for the number of new houses required is based, will be maintained. Whilst new houses will certainly be required I believe that the current number is overstated.
- 2) The area to the north of Leamington is, I understand, Green Belt and as such cannot be built on unless there are exceptional circumstances. There are, I believe, alternative sites available for the new houses. Examples are the already identified land in the vicinity of Heathcote, with further options being the land to the east of Radford Semele and to the south of Bishops Tachbrook.

Turning now to the attributes of the possible locations for the new houses, one to the north and the others to the south.

The land to the south

- a) Nearer access to the motorway network which of course also links into the route into Coventry.
- b) Easier access to Leamington railway station.
- c) Nearer to the Leamington Retail Park and supermarkets.
- d) Possibly nearer to a new Fire Station, in the event of a move from the present site.
- e) Nearer to employment opportunities within the various Industrial Estates.
- f) Well distanced from other towns. i.e. little risk of coalescence of urban areas.

The land to the North

- a) Would eat into the countryside and natural division between Leamington and Kenilworth.
- b) The essential new link road through to the A46 would be very expensive.
- c) Danger of additional traffic on the already very busy Kenilworth Road, as well as the risk of Old Milverton Lane becoming a "rat run"
- d) If the proposed area were extended to the south west there would be loss of allotment land. If the road head at the top of Windermere Drive linked into the new development then traffic volumes would increase in both Guy's Cliffe Avenue (where there are two schools) and Beverley Road (relatively narrow carriageway).
- e) The village of Old Milverton is a discrete rural community, yet at the centre of well used footpaths, through pleasant farmland. Both this recreational facility, in tranquil surroundings, and the farmland would be seriously depleted.

I would be grateful if you could give serious and objective consideration to the issues that I have raised.

Yours faithfully

