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Tel: [REDACTED]

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17<sup>th</sup> July 2012

The Development Policy Manager,  
The Development Services,  
Warwick District Council,  
Riverside House,  
Milverton Hill,  
Leamington Spa CV32 5Q8

Local Plan Preferred Options – Warwick District Council May 2012

I am a Parish Councillor on the Old Milverton/Blackdown Parish Council and I am writing this letter of objection to the preferred options on behalf the residents of Blackdown but also in my own private capacity.

The Government National Planning Policy Framework clearly states that there must be "Very special Circumstances" for development on the Green Belt. Warwick District Council has identified village envelopes within the Green Belt area and has rightly classified them into categories from 1 to 5. The Council identified category 1-2 villages that would have houses build around them but category 3 villages would be subject to the need to protect the character and scale of the village. You have identified a number of them varying from Ashow to Stoneleigh.

By Warwick District Council's own classification Blackdown was classified Category 4. In other words it was a very high category. However, on the admission of officers from Warwick District Council, they chose to ignore the Category 4 for Blackdown and ironically they identified Blackdown as the area with the second highest development amongst all the areas as seen on Page 5 of your local plan.

Not only that but it includes community facilities. In other words, schools, health and community facilities as well as houses and employment. It is hardly very special circumstances to ignore a high category village envelop of 4 and then place 1170 dwellings in the area of Blackdown.

Just to add to the insult there is a Park and Ride area, I can only say plonked, because it is not clear where a Park and Ride facility is going to be placed between Blackdown and Old Milverton. It appears to be on the roundabout on the Kenilworth Road. There is no need for this.

North Leamington School was only build recently and with the addition of 1170 dwellings there would be the need for another school. In other words you are proposing to build another school in the area within perhaps less than a mile from North Leamington School.

It appears from the plans that the widening of Stoneleigh Road is envisaged, although it is not spelt out in the discussion document. Is the Council seriously

proposing to requisition garden space on the residents of Blackdown? Clearly none of the residents will want to sell so the only option will be to requisition their front gardens. Paragraph D of page 6 of your document clearly states inter alia "Development on garden land will not normally be permitted."

Green Belt land is specifically set aside to prevent urban spread and to prevent towns and villages merging. Your proposals as far as Blackdown is concerned would be to coalesce Cubbington, Blackdown, Old Milverton and Leamington.

Warwick District Council in its own plans as recently as 2010 demonstrated with great clarity that Green Belt area was going to be safeguarded. The white area south of Leamington was identified and indeed is still available for development. Nothing has changed between 2010 and 2012 to alter those arrangements.

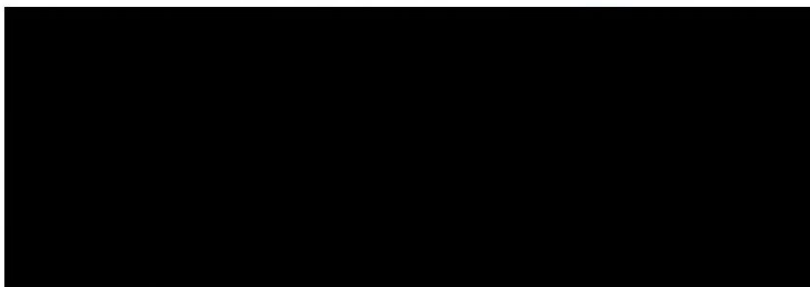
Warwick District Council should be aware of the Cheltenham appeal case which demonstrated that even though the Council claimed that it was unable to meet its housing needs on land outside the Green Belt and therefore building within the Green Belt was inevitable, the inspector in fact concluded that the housing shortage and need did not amount to exceptional circumstances.

There will be loss of significant amount of high quality agricultural land in Blackdown and Old Milverton precisely in the areas that Warwick District Council plan to build. This surely runs counter to the Government's considerations and plans.

Turning the A452 between Leamington and Kenilworth into a dual carriageway will not help with traffic flows. This has been proposed before. The reason being that inevitably you will come to a bottleneck on the Kenilworth Road.

In summary I expect Warwick District Council to stick to their 2010 plan.

I am sending a copy of this letter to our MP as well as representative councillors from the District Council.



cc. Mr Jeremy Wright  
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