



19 July 2012

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

Dear Sir / Madam,

Proposals to develop Green Belt Land in North Leamington

I am writing to express the strong objections of my wife (Mrs S Lynch) and myself to the proposals of Warwick District Council for the development of Green Belt Land in North Leamington.

The basis of these objections is as below:-

- * The Green Belt Land at Old Milverton and Blackdown is of significant value, something which a WDC study also concluded.
- * This area of land is enjoyed by very many walkers, runners, riders and cyclists and provides very valuable countryside access close to the developed areas of Leamington Spa.
- * It will substantially close the countryside gap between Leamington and Kenilworth causing an erosion of their separate identities as is already the case between Leamington and Warwick.
- * The Government 's National Planning Policy Framework requires there to be "very special circumstances" to justify development in the Green Belt. Given the very high value of the Green Belt land in question, in my opinion, nothing in the WDC proposals comes close to enabling it to pass this test.
- * In the 2009 Core Strategy plan, land in South Leamington was identified as being available for development and, presumably, that is still the case. It has the advantage of significant existing infrastructure, access to the M40, to employment opportunities and to the town centres. In addition, there are already substantial out of town shopping facilities in South Leamington and which are being added to with the construction of a new Morrisons store.
- * That the Green Belt in North Leamington is more attractive to developers than land in the South of Leamington, enabling them to make a greater profit, should not be a factor in the considerations of

WDC . The developers would take their fat profit and move on whereas Leamington would have to live with the consequences of ill thought out decisions for decades to come. No developer will walk away from a profit opportunity but, of course, during the decision making and negotiation process, they will argue for what will be best for them. WDC is in the driving seat in such discussions and its' priority has to be to do the best thing for Leamington.

* Building nearly 3000 new houses north of Leamington would cause enormous additional traffic congestion and turning the A452 into a dual carriageway would simply exacerbate the problems of people wanting to access and egress the town centre at peak times.

* Part of the significantly important character of Leamington Spa is the number of independent retailers who have businesses in the town. Building additional "more of the same" out of town retail operations would be a major blow to those independent retailers and will serve to reduce the specific identity of Leamington Spa and its' attractiveness to visitors.

In conclusion, my wife and I believe that the current WDC plans to develop Green Belt Land in North Leamington would be a long term disaster for the town and would create both significant additional problems and a reduction in the identity and attractiveness of the town.

Leamington Spa could be a major victim of the "Law of unintended consequences" if the proposed development goes ahead. I therefore strongly request that WDC drops its' proposals and considers alternatives which come without the above, and no doubt many other, disadvantages.

Yours faithfully,




cc: Mr C White MP

cc: Mr J Wright MP