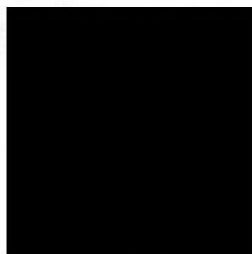


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WDC PLANNING	
Ref	
Officer	
25 JUL 2012	
SCANNED	
CC	CR PD MA
PRE	GEN DIS

22nd July 1012

Dear Sirs,

I object to the proposed development in Old Milverton and Blackdown contained in Wawrick District Council's Preferred Options for the Local plan.

The case for 'Very Special Circumstances' to develop this land Green belt is extremely weak yet I was disappointed to discover at the consultation meeting between Old Milverton and Blackdown and representatives from the council, that Warwick District Council had already made up their minds as to where the development was going to be. The councillors gave the impression of 'going through the motions' of a consultation process.

I don't feel that due consideration has been given to alternatives. Warwick District Council's Core Strategy Plan of 2009 included some plans to build south of Leamington on White Belt land. The reason that this plan was changed was not satisfactorily answered.

There is a block of land between Cubbington and Lillington that is circled on 3 sides by the town. Why isn't this land part of the plan? It seems that it has only recently been re designated as Greenbelt land, yet it seems an obvious site for a North Leamington development with natural boundaries. It is also far enough away from Offchurch so as not to pose any threat of amalgamation.

The land in question around Blackdown and Old Milverton is Prime Agricultural Land. There are plots of land in this vicinity that are not in agricultural production, for example, the land opposite the Warwickshire Nuffield Hospital. It is poorly maintained and an eyesore. The two fields adjacent to it and the Blackdown Nursing home are also not in agricultural production, rather, used as a storage facility. (This is possibly illegal, as I am not aware of any planning consent for this, but it's use is visible on Google Earth Maps) There are two fields adjacent to the Management Training Centre surrounding the A452 and Old Milverton Road roundabout that haven't had livestock on them for 20 years. These are all available land that could support quite discreet developments with less impact to the locality that the proposals put.

It is clear that our population demographic is shifting and the sort of properties required are going to be smaller dwellings for single people/ small family units. There are still plenty of large houses around the Warwick /Leamington area that can be subdivided up into flats. There are some excellent examples of tasteful developments locally. Why doesn't the planning department facilitate more of these developments?

Many other arguments against the proposal were raised at the meeting with which I strongly agreed. Clearly there is a lot of opposition to this proposal and to go ahead with it would be a travesty. Please look again at your options.

With Regard,



PS. For the Attention of Mr Wright MP and Mr White MP

In addition to the above points made I would like to raise an additional point.

I have heard an unconfirmed rumour that the development of green field sites doesn't incur VAT costs? The development in question will make some people a lot of money. These people, developers and land owners, don't live here and the development won't affect them. This particular loophole needs to be closed as soon as possible to prevent the continued exploitation of the countryside by greedy developers and land owners.