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Tuesday 3 July 2012

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

Dear Sir, Re Proposed Development of Green Belt Land in North Leamington

We wish to place on record our profound opposition and objection to the proposal to develop green belt land in North Leamington.

The grounds for our objection are fivefold being local amenity, the green belt ethos, the overall level of housing, the coalescence of urban areas and the infrastructure.


1. Local Amenity – the land proposed for development to the North of Leamington is an important local amenity for exercise and recreation. Please understand that these are not just words but actually translate into the quality of life of local residents, something that the council should take great care to protect. We understand very well that the council faces conflicting priorities when carrying out its duties but surely the quality of life of local residents must be paramount.
2. Green Belt – green belt land should not be developed whilst there any other suitable land is available in Leamington - this would include land in South Leamington. We do not believe that the council has adequately demonstrated that there is no other suitable land available, thus satisfying the necessary criteria to enable green belt land to be used. It is an acknowledged fact that there is sufficient development land in South Leamington that is not designated green belt. The council cannot simply ignore the existence of non-greenbelt land on the spurious and quasi political grounds of "spreading about" areas of new development. We insist that the council think again about the use of green belt land when there are other feasible alternatives, irrespective of where the council would "prefer" the development areas to be sited. Green belt land MEANS SOMETHING to all of us and it is simply unacceptable that the council choose to ignore the concept when it suits them. It is the responsibility of the council to honour the ethos of green belt land and find alternative sites for development – the case has not been made by the council.
3. Overall level of Housing – We are aware of the projection rates for housing need that have led the council to form their current plans and believe these to be flawed. The period of exceptional growth that has previously been experienced simply cannot be used as a benchmark when looking into the future. Even if it were possible to accept the projected requirements, it is clear that the potential units planned for development on green belt land could be deleted without the creation of a deficit.
4. Coalescence of Urban Areas – the risk of Old Milverton, Leamington and Kenilworth eventually merging into each other is clearly advanced by the proposal. This is not an infill proposal, which most would find to be acceptable, but an expansion out into the countryside and as such there must be exceptional grounds – these have patently not been demonstrated.
5. Infrastructure – the current infrastructure in North Leamington cannot support this

development. This is not the case in respect of the land in South Leamington which already benefits from existing infrastructure that could support additional development on this scale. The additional road works that would be necessary for the proposed development in North Leamington would be expensive and destructive of even more countryside.

Please understand that these objections are genuinely held and this is not a NIMBY reaction. We believe that the proposed plans are seriously flawed and the council MUST think again. The purpose of green belt land is as important, if not more important, than it has ever been. The exceptional circumstances that are required to be demonstrated before it can be used are not evident.

The council must listen to the voices of the local people – we are local people and we object in the strongest possible terms to the development plans that are proposed.

Yours faithfully,

A black rectangular redaction box covering the signature of Mr and Mrs D P Glen.A black rectangular redaction box covering the signature of Mr and Mrs D P Glen.

Mr and Mrs D P Glen