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

30th July 2012

Dear Sirs

Warwick District Council Proposed Preferred Option Plans

I am pleased to see that the deadline for comments for the Preferred Option Plan has now been extended until Friday 3rd August 2012 as this allows me to expand further on my objection letter of 16th June 2012.

I have attended a number of public meetings where the Council's proposals have been presented and discussed. At an earlier meeting it was stated that the required number of houses around Leamington and Warwick included an overspill from Coventry's allocation particularly in the anticipation of the building of the Coventry Gateway Project. However at a later meeting this was denied – so, are we expected to take on Coventry's overspill? If so why do we have to eat into **our** Greenbelt land to accommodate them. Let them use some of their own brown field sites. This overspill was one reason given at a meeting for the extension of Old Milverton Lane through to the A46 roundabout on the Warwick to Kenilworth road – this is totally ludicrous since this feeds traffic away from the proposed new housing development towards the M40 and therefore not serving the Baginton / Gateway project at all.

This proposed upgrading of the existing lane and the building of a new road, which would serve no purpose at all, would be extremely expensive, having to include new bridges over the railway line and a long bridge over the flood plain of the River Avon. The knock on effect of upgrading the road would put a lot of strain on the existing lane between Old Milverton Village and the Rugby Road (by the Vauxhall garage) over the 6 speed humps and creating a greater rat run which would then require an upgrading of the junction on to the Rugby Road.

Both the proposed housing (and other associated developments) and the proposed new road all eat into the north Leamington Green Belt land. This cannot be allowed; once Green Belt land is used it is gone for ever. This Green Belt land is specifically intended to prevent

the spreading of Leamington to the north and to maintain the separation of Leamington and Kenilworth.

The concept of developing on Green Belt in the north of Leamington is particularly galling when there is already land to the south of town which has specifically been identified as development land. This land was included in the 2009 Core Strategy and the infrastructure and employment opportunities have been developed in this area to work with this aim. There are **no** "very special circumstances" which permit the proposed development on the Green Belt land.

It has been identified that there are a number of high pressure gas pipes passing through the Radford development area which would eliminate the land for housing. As far as I can remember these gas pipes were present for the 2009 Core Strategy and were acceptable then and they can be worked with today. Any new housing development has to allow for green areas, nature corridors, sports fields and the like; these could be situated along the gas pipe route to the benefit of the proposed housing development.

The land around Old Milverton and Blackdown is high quality valuable agricultural land across which are a number of footpaths which is an asset to many walkers, runners and riders.

The Green Belt must be preserved.

I hope that the points raised here and in my earlier letter and the points raised by the numerous letters sent to the council are taken into consideration and that this **consultation** period is just that – a period of consultation - and that these points are taken on board and a better solution is brought forward and members who seem to have made their minds up already are man enough to reconsider their decision.

Yours faithfully