

Matter 7A Written Statement – H44 North of Milverton – Alan Hingley (555)

Proposed Development in Old Milverton

Since my original presentation I have, once more, considered the details of the proposed development and am now even more convinced of the likely detrimental effect on the green belt and surrounding areas. Once this lovely place is destroyed it cannot be replaced.

The exceptional circumstances required by the NPP Framework have not been demonstrated. Warwick District Council appears to be putting forward the irresponsible argument that the site is suitable for providing houses to meet Coventry's needs.

- Public transport links to Coventry are poor and the proposal will encourage increased commuting by car resulting in further unwanted congestion on already overcrowded roads.
- The cost of housing in Warwick District Council is, on average, considerably higher than in Coventry. In practice it is unlikely that people who work in Coventry will want to buy houses in north Leamington.
- There are alternative sites closer to Coventry which should be used in preference to the land north of Leamington, particularly, bearing in mind, that the proposed location is 9 miles from Coventry City centre.
- There are alternative sites outside the green belt that should be used in preference to the land north of Leamington.
- The appropriate protocol for identifying sites for development should look at the green belt as a last resort. Furthermore, to hold a substantial part of the site "in reserve" to meet Leamington's future housing need is unreasonable having regard to the uncertainty of what will happen in the future.
- The green belt at Old Milverton is particularly valuable in comparison with other areas. If the proposed development goes ahead the valuable "green lung" between Leamington and Kenilworth will be reduced to less than 1.5 miles. Further development north of Leamington can only be achieved by using more of the green belt. The green belt north of Leamington has been very successful in preventing the spread of Leamington and has stopped the potential for an undesirable coalescence of Leamington and Kenilworth. The area has great value for local residents.
- Many walkers, runners, cyclists, dog walkers and others use the area .
- Valuable productive farmland and important wildlife habitats will be lost. With the population of the country as a whole increasing rapidly the demand for sustainable food production will be increased rather than reduced.
- Old Milverton is one of the last surviving hamlets on the outskirts of Leamington Spa and its integrity will be destroyed by the proposal which will see it subsumed into Leamington.
- The proposed Park & Ride scheme is impractical and unlikely to be used.
- The proposed site of the Park & Ride scheme is too close to Leamington to reduce traffic on A452.
- There is adequate parking available in Leamington Spa with a new multi-storey car

park being planned.

- There is no funding presently available for a Park & Ride scheme.
- Commuters are unlikely to use the Park & Ride scheme to cross Leamington to a similar scheme on the south of Leamington as envisaged by Stagecoach.
- There will not be a dedicated bus service and the inflexibility this occasions will result in lack of use.
- In essence the Park & Ride scheme is unnecessary and a total waste of money.
- Few Park & Ride schemes work in practice (Oxford being an exception). The Stratford upon Avon Park & Ride scheme has been reduced and in fact is not available at all at certain times and a second Park & Ride scheme in Stratford has already been abandoned after being found unsuccessful.

Alan Hingley