

Matter 7A Written Statement – H44 North of Milverton – Christopher Trye (14297)

Removal of Land North of Milverton from the Green Belt Modification 16 Paragraph 2.81 Map No H44

In my opinion Warwick District Council have failed to demonstrate the “exceptional circumstances” needed to remove this land from the Green Belt.

The land is suggested to be used to support Coventry City Council’s housing needs. Even if Green Belt sites are considered there are lower value Green Belt sites closer to Coventry which on the basis of planning precedent should be used in preference to considering the land north of Milverton.

Guidance for such developments is that sustainable developments should be geographically close to the area of need and not involve unnecessary commuting. The suggestion that Warwick District Council should promote commuting from Milverton to Coventry with inevitable congestion and further road construction is ill conceived, irresponsible and bad planning.

In practice people who want to live and work in Coventry will not buy houses in Old Milverton.

For these reasons, the proposed modification is unsound because (a) it is not justified (b) it is not consistent with National Policy and (c) it would not be effective.

Allocation of land north of Milverton for Development Modification 14 Paragraph Policy DS 15 Map No H44

AS ABOVE and :

The urban separation between Leamington and Kenilworth would be reduced to less than 1^{1/2} miles. Much of the highly productive farming land would be lost together with well used areas of recreational benefit.

The suggestion of 250 houses to be followed by a further 1,100 houses is wholly impractical.

There is no history of development in this area and there is no infrastructure to support development. Most of the area is dependent on a single road, Old Milverton Lane/Road, which has a difficult T-junction with Rugby Road at one end and would add to the congestion on the A452 at the Blackdown roundabout at the other end.

It has been suggested that the proposal would “share the pain” to a degree with the developments on non-Green Belt land to the south of Leamington. This is not acceptable as a basis for planning policy.

For these reasons, the proposed modification is unsound because (a) it is not justified (b) it is not consistent with National Policy and (c) it would not be effective.

Christopher Trye