

## **Matter 7A Written Statement – H44 North of Milverton – Pierpaolo & Rosemary Ghiggino (7302)**

Following a local initiative we understand that there is an opportunity to write to you in relation to our strong opposition regarding the Warwick District Council proposal for the construction of 1,350 houses, a Park & Ride facility, and a train station on the greenbelt land in the Old Milverton area. We already submitted our objections to the Council but I would like to take this opportunity to highlight also to you our concerns.

We believe:

### **a) The site is unsuitable to meet the development needs of Coventry**

- ) A greenbelt areas should be preserved at all cost. To destroy this particular one is just irresponsible since there is no need. There are more suitable sites closer to Coventry
- )The proposal will only encourage more commuting by car, further road congestion and will increase carbon emission. Greenbelts act as a natural countermeasure to carbon emission build up and here we plan to obtain a double negative by increasing the level of Carbon emission whilst removing the means for reducing it.
- ) We are even more concerned about the water table of the whole area and the increased possibility of flooding in our area. We have already noticed an increase in the level of standing water in our garden just after the simple constructions of a couple of small buildings in some of the neighbour gardens. I dread to think what 1,350 houses will do!

### **The appropriate sequence for identifying sites for development should look at the greenbelt as a last resort**

This clearly did not happen.

- ) In fact a substantial part of the site is to be “held in reserve” to meet Leamington’s future housing need
- ) There are alternative sites, outside the greenbelt, that should be used in preference to the land North of Milverton
- ) Further development north of Leamington can only be achieved by using more of the greenbelt

### **The green belt at old Milverton is particularly valuable in comparison with other areas**

- ) The greenbelt is part of the character of Leamington Spa and has a huge value to us and others who appreciate nature and green areas. We choose to live here and to pay a premium because of that and the belief that it was being preserved.
- ) This initiative is therefore unfair and disappointing as well as an extremely dangerous example, as it would set the precedent for a systematic destruction of

this and other green areas.

**The exceptional circumstances required by the National Planning Policy Framework to release land from the greenbelt have not been demonstrated**

- ) As already mentioned there are alternative and more sustainable sites that should be used in preference
- ) The Warwick District Council spent a lot of time and resources trying to justify Exceptional Circumstances but has only been able to do claim that the site "is suitable for providing houses to meet Coventry's need"
- ) I even question this as I am not aware of any systematic study guaranteeing no ill effects from the modified water table of the area which is close to rivers.

**The proposed park and ride scheme is impractical and of questionable real benefit.**

- ) The proposed site is just too close to Leamington to effectively reduce the traffic on the A452
- ) The plan is also ill conceived: these schemes work well when there is limited parking in the town AND a dedicated system of public transport has been implemented.
- ) This is not the case here as:
  - a) there will not be dedicated buses
  - b) there is plenty of parking already available in Leamington Spa and Warwick District Council is planning a new multi storey car park
- ) Few park and ride schemes work in practice, Oxford being a real example because there is so little parking in Oxford

**The area has great life quality value for local residents.**

- ) Many walkers, horse riders, cyclists and runners use the area
- ) The area enables residents from the neighbouring towns to experience the open countryside
- ) Old Milverton is one of the last surviving hamlets on the outskirts of Leamington.
- ) The greenbelt greatly reduces traffic and noise pollution ultimately resulting in a more relaxed and enjoyable quality of life.
- ) Valuable, productive farm land and an important wild life habitat will be lost

We wish to thank you for your patience and we do sincerely hope that you will acknowledge our remarks and concern.

Yours sincerely

Pierpaolo and Rosemary Ghigginio