

**Mr and Mrs C Sutton
(959 / 14296)**

23rd August 2016

Planning Inspector, Mr Kevin Ward re: Old Milverton Proposed Developments

For the attention of Ian Kemp ikemp@icloud.com , Programme Officer.

We are opposed to the proposed development to the north of Leamington Spa in the parishes of Old Milverton and Blackdown.

This area is high quality green belt land which separates the two towns of Leamington Spa and Kenilworth. Any large scale development within this area would severely damage the individuality of the areas and we could end up with one massive sprawl from Leamington, swallowing up Kenilworth and be an extension to the Coventry conurbation.

We understand one of the reasons for development in this area is to absorb the overflow from Coventry which they claim they cannot find space for within their own boundaries. We do find it difficult to believe that space cannot be found within Coventry to accommodate the majority of their requirements. We appreciate that the redevelopment of 'brown' field sites can be less viable than green field sites but the total loss of green fields is a massive expense. If it is a fact that Coventry cannot accommodate all their requirements then they should build on lower grade green field sites adjacent to their own conurbation rather than expect Leamington to absorb their overflow.

If housing for the Coventry overflow were to be built just to north of Leamington there could be no control over whether it would be purchased by Coventry workers. Even if there were a control on purchases by Coventrians then it would lead to even more travelling to and from home to work and adding to the already heavily congested road system.

As has been stated a number of times previously the obvious area for development around Leamington should be to the south of town where the majority of industry / employment is required, where the majority of the supermarkets are already in existence and is adjacent to the major communication network with the M40, the railway and even the canal system.

With reference to the proposed 'park and ride' scheme, this does seem rather impractical since it is really proposing a 'park and catch the next bus going past' scheme. The proposed location is too close into town and, if proved necessary at all, should be situated adjacent to the A46 to accommodate the traffic off the major through road. One asks if there should also be 'park and ride' scheme to the south of Leamington to accommodate the traffic off the M40, (junctions 13 and 14) That is if 'park and ride' schemes can be

proved to be beneficial, I can only think of Oxford and Cambridge where the system seems to operate effectively. The Stratford on Avon scheme stops operating too early in the day to be of any great use, particularly to theatres goers,

As part of the improvement of the transport system within the Leamington area we would suggest the introduction of bus bays at the stops of the major roads which would have an 'island' between the bus stop and the main road thus forcing the buses to pull off the highway and allow the normal traffic to continue to flow freely. Too often the traffic is held up by one man operated busses blocking the highway.

The green belt to the north of Leamington is effective in preventing the sprawl of suburbia into Kenilworth and then eventually into Coventry. The green belt maintains the individual identity of the historic regency town.

The preservation of the Green Belt Land to the north of Leamington should be maintained and other solutions be found to Coventry's problem.

Chris and Christine Sutton