

Matter 7A Written Statement – H44 North of Milverton – Satinder Bisal (13881)

I am writing to reinforce my objections to the plans to build in the North Leamington area for the following reasons:

The site is unsuitable to meet the development needs of Coventry

- There is insufficient evidence to show the current plans would in anyway meet Coventry's housing need by building on the greenbelt north of Leamington.
- The proposed location is 9 miles from Coventry city centre
- Public transport links to Coventry are poor and the proposal will encourage increased commuting by car and further congestion on already over crowded roads. Increasing the bottlenecks which already exist currently. The tail backs on the A46 are a danger to road users and this will substantially increase under the current plan
- In practice it is unlikely that people who work in Coventry will want to buy houses in North Leamington
- There are many alternative sites, closer to Coventry, which should be used in preference to the land North of Leamington. Insufficient work has been carried out to properly look at and discount these sites making the proposal to build in North leamington the least satisfactory and does not meet the exceptional circumstances test in the NPPF

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

- 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 in the North of leamington and old Milverton is particularly valuable in comparison with other areas

- The greenbelt North of Milverton has been very successful in preventing the spread of Leamington and has stopped Leamington merging with Kenilworth
- The greenbelt North of Milverton has preserved the setting of the historic, regency town of Royal Leamington Spa
- If the proposed development goes ahead the "Green Lung" between Leamington and Kenilworth will be reduced to less than 1.5 miles
- Further development North of Leamington will require the release of more greenbelt land

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

- There are alternative, more sustainable, sites that should be used in preference
- Warwick District Council has spent a lot of time and resources trying to justify Exceptional Circumstances but has only been able to do so by claiming that the site is suitable for providing houses to meet Coventry's need.

The proposed park and ride scheme is impractical and evidence suggests will not be used

- The proposed site is too close to Leamington to reduce traffic on the A452, the congestion around the areas of Kenilworth Road, Northumberland will substantially increase traffic where residents are already struggling to get into their respective roads which flow off the main routes into town

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A detailed traffic and transport plan is required and must be consulted on . Insufficient detail has been provided to date making the consultation inadequate

- There will not be dedicated buses, the proposal is for a "virtual service" using the existing bus services. As a consequence it will be necessary for commuters to time usage in accordance with the bus timetable, making it inflexible
- Sufficient parking is available in Leamington Spa. Indeed Warwick District Council is planning a new multi storey car park
- Commuters are unlikely to use the park and ride service to cross Leamington to a similar scheme on the south of Leamington as envisaged by Stage Coach
- Evidence does not illustrate that park and ride schemes work in practice, Oxford being one of the few examples where it may work because there is so little parking in Oxford.
- The Stratford upon Avon park and ride scheme has been reduced
- There is no funding presently available for the park and ride scheme

The area has great 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
- Valuable, productive farm land and important wild life habitat will be lost

Regards

Satinder Bisal