

## **Matter 7A Written Statement – H44 North of Milverton – Surinder Bisal (8982)**

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

The road infrastructure from Coventry to Leamington is not able to sustain traffic flow safely at the A46 /Leamington junction. There is already traffic build up on the A46 during peak travel times. This is potentially leading to fatalities on this roadway.

- 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
- In practice it is unlikely that people who work in Coventry will want to buy houses in North Leamington
- There are alternative sites, all around Coventry's boundary - well within 5 miles let alone 9, which can cater for the City,s needs.
- The landowner is a house builder purely looking to make financial gain. This is not in the interests of the general public of Coventry or Leamington Spa.
- The entrance and exit points to the proposed site are not planned appropriately - as the costs associated with establishing viable infrastructure are excessive and have not been thought through
- There is no layout plan showing the make up of what is intended to be located on the proposed site. This is evidence of a rushed through proposal with no due diligence to support the concerns of local residents. This is legally regarded as INADEQUATE CONSULTATION!

### **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 at 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 will not be used**

- The proposed site is too close to Leamington to reduce traffic on the A452
- 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
- There is plenty of parking 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
- Few park and ride schemes work in practice, Oxford being the only real example 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
- Old Milverton is one of the last surviving hamlets on the outskirts of Leamington and its integrity will be destroyed by the proposals which will see it subsumed into Leamington.
- Valuable, productive farm land and important wild life habitat will be lost.

Cost of build.

The Great Crested Newt can be found in the Bamburgh Grove development and land adjoining. This will have high building costs far greater than building in a location closer to Coventry

The building of property will cost a lot more in Leamington vs. Closer to the Coventry boundary. How is this reflected in the decision making?

In conclusion:

I strongly object to the planning build in the North Leamington area adjacent to Bamburgh Grove.

I hope you take my concerns into consideration.

Regards

Surinder Bisal