

Revised Development Strategy Response Form 2013

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| For Official Use Only | |
| Ref. | 9704 |
| Rep. Ref. | |

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

| | 1. Personal Details | 2. Agent's Details (if applicable) |
|---|---------------------|------------------------------------|
| Title | MS. | |
| First Name | Margaret | |
| Last Name | MIDDLETON | |
| Job Title (where relevant) | | |
| Organisation (where relevant) | | |
| Address Line 1 | | |
| Address Line 2 | | |
| Address Line 3 | | |
| Address Line 4 | | |
| Postcode | | |
| Telephone number | | |
| Email address | | |
| Would you like to be made aware of future consultations? | | |
| About You: Gender | | |
| Ethnic Origin | | |
| Age | | |
| Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger? | | |

Part B - Commenting on the Revised Development Strategy

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of

Which part of the document are you responding to?

DEVELOPING SOUTH OF
WK ' LEAMINGTON

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Proposed Development Sites - District Wide)

What is the nature of your representation?

Support Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

9 Cicero Approach
Heathcote
Warwick
CV34 6EA

26 July '13

Development Policy Manager,
Development Services,
Warwick District Council,
Riverside House,
Milverton Hill,
Leamington Spa
CV32 5QH

Dear Sir

Response to the Draft Local Plan Revised Development Strategy (RDS) with specific reference to the proposals for :

- i) the area south of Warwick (Europa Way, Warwick Gates)**
- ii) Myton Garden Suburb**
- iii) Bishop's Tachbrook**

Along with many hundreds of other concerned residents who live in the above areas, I wish to register my objections to the proposed development in the strongest possible terms. So far, the so-called 'consultation policy' has been little more than a joke and large, national developers have been 'calling the shots'. I find it staggering that such companies – with their tremendous 'financial muscle' can carve up an area BEFORE residents, who will be most affected by these significant changes, have been given their say.

The proposed Plan does not distribute development evenly according to local need and as a result there will be a damaging and disproportionate impact of development on all the above communities ie Warwick (south) – Harbury Lane, Europa Way; Myton Garden Suburb and Bishops Tachbrook. Living close to Harbury Lane, as I do, and experiencing Europa Way both into, and out of, Leamington Spa at peak times on a daily basis, I make the following observations from the standpoint of fact based on experience over the last 12years:

i) proposed number of new homes:

- it is difficult to understand where this notional over-estimation re. the number of new homes has come from. Most recent census data , coupled with the research carried out by your own consultants, G L Hearn, put the overall estimate of the number of homes needed over the next 15years at 30-40% less than the projected 6630.
- Bishops Tachbrook itself have identified the need for only 14 homes, fewer than the proposal of 100-150

- of the proposed 4550 new houses to be built south of Leamington and Warwick, a huge concentration of 2000 are planned south of Harbury Lane and are to be constructed on high quality agricultural land
- in the newly designated Myton Garden Suburb – currently an Area of Restraint – a further 1,0000 homes are planned
- in previous consultations, there have been raised strong objections to *any* further development south of Warwick. Current proposals, both then and now, are not supported by the public, most especially by residents currently living in the areas which would be adversely affected.
- this inordinate level of growth is not based on a Strategic Housing Market Assessment, only a District one, so cross-boundary housing needs have not been addressed. Currently, Stratford upon Avon District Council has plans for a development of c. 5,000 more homes in the Gaydon/Lighthorne area, which are expected to satisfy employment needs in that area, but this will only add to the strain put on (already stretched) health and emergency services resources, communication network and general infrastructure (see below)
- this level of expansion will add to a serious risk of flooding of both properties and roads (drainage in Harbury Lane and Prince's Drive has been poor for many years). The annihilation of Green Belt land and the eradication of current buffer zones between Warwick, Leamington, Warwick Gates, Whitnash and Bishop's Tachbrook will merely compound the issue
- most employment opportunities will be found north of Leamington and Warwick (eg Gateway): the unnecessary over-concentration south of the towns, therefore, will only serve to increase the amount of through-traffic
- crime statistics suggest that it is far easier to police smaller units eg Whitnash, Bishop's Tachbrook, Warwick Gates, each with its own designated community officers.. An amorphous housing mass generates anti-social behaviour. Given the fact that our police are seriously stretched in their resources, any action that is taken in this regard will impact adversely on their ability to ensure a safe and pleasant environment
- residents take both a greater pride in their environment and also are more inclined to be socially aware in smaller developments
- land for commercial development: it is estimated that 22.5 hectares of new employment land over next 15yrs will be required, yet this area is unsuitable for any more commercial developments in addition to the existing Heathcote and Tachbrook Business Parks and the proposed Gaydon development. This is an area of low unemployment – 1.7% - and to allow it to rise will make the area singularly less attractive
- proposed sites for Gypsies and Travellers: again a far too greater concentration in this area (seven due south of Warwick and Leamington). Warwick Gates and Whitnash have already experienced the aftermath of damage and detritus of illegal gipsy encampments (not conducive to acceptable co-existence of permanent and 'transient' residents)
- what we have been presented with is nothing short of a 'developers' charter'

Impact of housing developments :

i) Transport:

- currently at peak times (about an hour and a half in the mornings and two hours in the afternoon/evenings) , the area along Europa Way, Myton Road, Prince's Drive, Warwick New Road is grid-locked. Queues extend back as far as the M40 (southbound) and the A46 and it can take at least an hour to get into Leamington town centre/ longer for through-traffic, most particularly in the case of the first two mentioned roads
- the Strategic Transport Assessment proposes dual carriageways – sheer lunacy! This will in no way accommodate all the increased traffic: it will merely double the frustrations and worsen travelling conditions for all road users and will lead to intolerable traffic chaos
- despite objections at the time regarding the building of Homebase, then Lidl, most recently Morrison's, yet more development is planned on the Ford Foundry site and the Myton Garden Suburb, engendering even greater traffic chaos for those going into Warwick and to schools along the Myton Road. The area just cannot cope: gridlock at peak times - mornings, late afternoons/early evenings and lunchtimes - and a constant flow for the remainder of the day from a noticeable increase in through-traffic

ii) Loss of high quality agricultural land:

- agricultural land of this calibre should be preserved at a time when we should be seeking to grow more of our own food, and rely less on imports: this land south of Harbury Lane has the capacity to produce multiple crops per year
- the visual impact on the community and the beautiful landscape south of Harbury Lane will be lost forever, leaving an urban sprawl. Plant and animal habitats will be destroyed. There is an urgent need to maintain a balance of development and open fields.
- the proposed inclusion of a Country Park on the fringe of Bishop's Tachbrook does absolutely nothing to assuage fears of the detrimental effect that this urban sprawl would have south of the town. It is little more than a developer's 'sop'
- building in this area south of Harbury Lane 'flies in the face' of earlier professional opinions. The Planning Inspector, reviewing the site of Woodside Farm back in 2006, stated that no building should take place there, either then or in the future. WDC's landscape consultant, Richard Morrish, stated that the area south of Gallows Hill 'should not be considered for urban extension and that the rural character should be safeguarded from development'. What is the point of paying large professional fees when, only a few years later, councils and developers choose – for their own ends – to totally disregard that professional advice ?

iii) Air pollution/quality of life:

- the impact of housing, leading to the massive increase in traffic congestion, both in the areas mentioned above and in our town centres, put at risk the health of residents. Tests already carried out have shown that in many areas, the level of pollutants exceeds what is deemed to be 'acceptable'. As a result, the instances of asthma, bronchial problems and other illnesses linked to poor air quality, will rise. At particular risk will be the young and the elderly

- 'it is a truth universally acknowledged' that a verdant landscape – fields, hedgerows, trees, wide open spaces - improve our lives, not just in health terms, but also in psychological terms. Most of us spend our working lives in town centres and less-than-inspiring buildings, and exercise in the countryside is vital to our well-being. We need the space between our villages, not to feel 'swallowed up' by more and more developments

iv) Infrastructure:

- the Local Plan RDS does not provide any evidence that improvements can be delivered from the Developer through Section 106 and 'Community Infrastructure levy' nor does it state what facilities would be paid for
- healthcare facilities, in particular Warwick Hospital, are seriously overstretched. There is no chance for the hospital to develop much further given the restrictions of the site. Not only is it serving the whole of Warwickshire, but, when the proposed development comes into being around Gaydon, this will very much add to its burden. There are already insufficient beds, waiting times for many operations are unacceptable and the service just cannot cope
- we are currently well-served by local schools which might be able to cope with a small increase of pupils, but which would not be able to absorb large numbers

My suggestions would be:

- to bring all empty commercial and residential properties back into use: there are many both within the town and village centres, and on recently acquired land eg the former Potterton's site where houses/apartments – built on a former flood plain – still remain to be sold several years on. This must surely indicate to someone that this level of housing is just NOT required
- to develop infill sites
- to develop from scratch other areas within the county where the road network will allow and where a decent infrastructure of schools, shops, medical centre inter alia can be created without ruining the quality of life of existing residents (one such site would be the derelict land formerly accommodating the Peugeot factory)
- to avoid any further coalescence at all costs
- to adopt a policy of wider dispersal of housing on much smaller sites which would focus on truly sustainable development and use local developers, who may perhaps deem it in their best interests to work WITH people in their own locality
- to consider a release on ANY land only when the need arises eg homes close to new major employers

I hope very much that the WDC will appreciate the concerns of large number of residents who will be adversely affected if these proposals go ahead, that they will, as a consequence, re-think sites for development and that they will not allow themselves to be driven by avaricious developers.

Yours faithfully

