



Mr Gary Stephens  
Development Services  
Warwick District Council  
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LEAMINGTON SPA  
CV32 5HQ

Dear Mr Stephens,

**Core Strategy Preferred Options**

Please accept this letter as my formal objection to the 'Core Strategy Preferred Options' document dated June 2009.

When I read this document I was dismayed to see that, after much consultation, your department chose to ignore the findings and instead give (sell?) the Warwick District Council land, for what is the overriding preferred option, to Coventry for their housing needs.

On retirement from ministry in 2007, my husband and I moved to Warwickshire and settled in Bishop's Tachbrook for family reasons, and also for health reasons **because of its rural location**, but also because of its easy access to Warwick and Leamington for hospital facilities as we age. I suffer from asthma which is aggravated by the dust and traffic fumes of towns and urban areas.

I specifically object to the proposals to build on land at:

- 1 Lower Heathcote Farm, south of Harbury Lane
- 2 Land west of Europa Way, Warwick

Our recent Housing Needs Survey in Bishop's Tachbrook which was completed by 500 homes out of a possible 750, showed that **only 15 new houses were needed** in the village for local people, not the 4200 that you and the Government say are needed.

The south of Leamington has already had its fill of recent housing development with the Warwick Gates houses and growth in Whitnash. Further development south of these areas would totally threaten both them and our Village and make us merely a suburb of Leamington instead of the cohesive community with a sense of place, history and identity which we are at present.

Further to this, the very idea of 4200 more properties, possibly with at least 2 cars per household, emptying out onto Harbury Lane, Europa Way, the Banbury Road, Tachbrook Park Road and Tachbrook Road is an absolute nightmare. As it is, we do not venture out of Bishop's Tachbrook onto the Banbury Road first thing in the morning or from 4- 5.30 pm because the traffic is horrendous. Many times have I seen the traffic cueing back to junction 14 of the M40 because of the volume of traffic on Europa Way.

I note there is no provision for new roads and infrastructure. **How would all the people from these proposed developments feed onto the current road systems?** The Tachbrook Park

Retail Park and the old Ford motor roundabouts are already at full capacity early morning, from 12 - 2pm and again from 4 pm. The traffic from the Science and Technology Park queues along the road to Warwick and to Harbury Lane. Warwick bridge cannot take any more traffic. Myton Road is solid.

Then there are questions of health, jobs and education. Where would the children go to school? What effect would it have on Bishop's Tachbrook CofE (C) Primary School? Where is the extra health provision? Where will people find work? Or is it the idea of planners that they should commute out onto the M40 and make a dormitory town out of the area with no sense of community or soul?

In this increasingly polluted world of ours I ask you to **please rethink** before eating up any more green space, putting it under more concrete and adding to run-off and flooding problems. There are brown field sites around the area with the demise of so many of the 'old' industries and many houses in a lamentable state - regenerate them and use them for houses, rather than putting up more industrial units, office blocks and retail parks which businesses cannot afford to buy or rent.

I look forward to your reply.

Yours sincerely,

The Revd. Jenny Lister