



FAO: Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

29 July 2013

Dear Sir,

Local Plan – Revised Development Strategy Consultation Process.

Further to your invitation to local residents to provide comments in response to the local plan housing proposals, please find below my response in relation to this matter.

The generation born 1980 to 1995 have been and will continue to be hit badly by the recession and budget cuts of the last few years; having purchased our first house in Bishop's Tachbrook last year, I am acutely aware of the difficulties faced by most people in their 20s to find affordable housing in a nice area and close to employment. I am therefore in favour of building more homes in Warwickshire to help ease the excess demand on the housing system and help to smooth out house prices throughout the area. I also fully accept the argument that it is difficult, and should remain so, to build vast housing estates on greenbelt land.

This does leave Warwick District Council (WDC) with fewer options, as to where to build all the additional housing and thus it is understandable why they look to the south of their region to do so. The number of houses proposed for the Warwick Gates area is quite alarming, it substantially reduces the distance between Warwick Gates and Bishop's Tachbrook and, if left unchecked, I could see a day when there is no distance or distinction between the two.

Bishop's Tachbrook is a small rural community, with a strong sense of local communal spirit and a common bond between residents. The encroaching spectre of Warwick Gates towards the village would ultimately undermine that community as the village risks being consumed into an area with a different ethos. For this reason I was very pleased to see the inclusion of a "country park" in the plans for the extra developments; this would see a permanent and hopefully picturesque barrier between the two communities helping each to retain their own nature; this is a great idea and, should you choose proceed with the proposed development, I wholeheartedly support the inclusion of the country park. I believe that further consultation with the local neighbourhoods as to what form the country park would take would be both desirable and help to achieve community buy-in for the area. Personally I would like to see it as focused towards nature as possible, but I accept that other local residents may have other ideas.

Consideration should be given by WDC as to how traffic will approach any new developments; ideally they would not travel through Bishop's Tachbrook, but rather be funnelled through non residential areas. I note the comments that a significant increase in traffic is not expected, but this could be further encouraged by including more public transport services e.g. a bus, tram to the train station.

I hope that my comments above will be taken into consideration and I look forward to seeing WDCs overall response to the comments it has received.

Yours faithfully



Matthew Greene