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WDC PLANNING
Ref
Officer
24 JUL 2013
SCANNED
CC CR PD MA
PRE GEN DIS
21 st July 2013

Warwick District Council,
 Riverside House
 Milverton Hill
 Leamington CV32 5HZ

Dear Planning Committee,

I write to object to the District Council's Draft Local Plan, and also to the proposed Gallacher development to the south of Warwick.

I believe that the local plan envisages far too many houses. The demand for new houses in Warwick and Leamington would be about 6,000 by the late 2020's. This plan envisages about twice this number. It is difficult to see why these houses should be built on greenfield land in Warwick while there are enormous tracts of brownfield land in Coventry and Birmingham not too far away.

Houses to the south of Warwick would generate a great deal more traffic, as most of the schools, colleges, university, out of town shopping malls, town centre specialist shops, employment, hospitals and other medical facilities all lie in Warwick or Leamington town centres, or to the north of them. Traffic would be increased in proportion to the extra number of people living there. There are no bus services, or train station anywhere near there, and the plan is silent as to new facilities envisaged. There has been no effort to ensure that these houses will not be as car dependent as other suburbs of Warwick and Leamington already are.

This extra traffic through Warwick, and through parts of Leamington will cause grave difficulties on the roads leading into the centre of Warwick from the south. These roads are already near to their saturation point. This was demonstrated recently while the Morrison's roundabout alterations were being completed when delays of 45 minutes were experienced regularly on Banbury road, and even on Europa Way at rush hours for several weeks. Alterations to the roundabouts, as well as being hideous, would not solve the problem.

Air quality is already illegally low in parts of the centre of Warwick. This situation could only get worse if so many houses were to be built and traffic increased as a result. This poor air quality will damage the health of people living in the town centre, and will not be good for the historic buildings in the middle of Warwick. Warwick town centre will cease to be an attractive place to live, work, shop and walk about in.

A new plan for Warwick District should be drawn up which has a sensible number of new houses, built on brownfield land wherever possible, and making maximum use of existing resources, such as empty rooms above shops. Development should be widely spread across the District instead of concentrating on one area.

I hope that the council will think again and reject this plan

