

From: Michael and Natalia Gasson, [redacted]
To: David Barber, Development Policy Manager, Warwick District Council, PO Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH
CC: Chris White MP; Cllr Angela Warner; James Mackay, Chairman, Warwick Society.

23 July 2013

Dear Mr Barber,

We are writing to register our concerns about the proposed housing to the south of Warwick, and related developments, which are part of the Local Plan Revised Development Strategy.

When we moved into St Nicholas Church Street, we were aware of the traffic volumes in the Street and the level of air pollution. However, we did not expect any measures to take place which would increase these. On the contrary, we expected measures to be taken to reduce both. This seemed to be promised by the Warwick Town Centre Forum facilitated by Warwickshire County Council in its capacity as the Highway Authority. The idea was to discourage traffic and make Warwick a more pedestrian friendly, enjoyable place in which to live, with the additional benefit of stimulating tourism. It was recognised that over 70% of traffic in Warwick was simply through traffic, contributing nothing positive to Warwick, and that air pollution levels exceeded the legal limits.

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What is now proposed by the Plan is to construct housing on a scale which would inevitably increase traffic flows and air pollution in Warwick. It is impossible to imagine that any mitigating works could prevent such increases, especially in St Nicholas Church Street. Castle Hill, a main tourist route (including via St Nicholas Church Street) to the Castle and town, would become even less pedestrian friendly than it is now. St John's would become the scene of an even greater conjunction of traffic and no doubt further street clutter there would result too, contrary to Government recommendations. Castle Bridge, a monument of world renown, would be subject to even greater stress, already exacerbated by the fact that the Police do not have the resources to pursue weight limit breaches by lorries passing through St Nicholas Church Street.

We do not understand how the Plan can claim that there are no insurmountable constraints. The Strategic Transport Assessment states that the proposals have not been bed-tested to a sufficient level of detail. The outcome would be anything but a low-carbon and sustainable strategy.

With regard to housing need, the proposed housing, even the so-called 'affordable housing', would not realistically cater for those who wish to become first-time buyers or those on council waiting lists. It would simply further increase the availability of homes for the reasonably well-off and, without doubt, also increase landlordism.

It appears to us that the Plan needs to be withdrawn and fundamentally reconsidered.

On an administrative point, unlike some of our neighbours it seems, we did not receive any direct notice of the Strategy, even though our Street would be one of the most affected in Warwick. We would be grateful to be kept informed of the progress of the consultation.

Yours sincerely, Michael Gasson Natalia Gasson

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