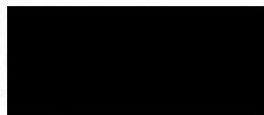


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Development Policy Manager
Warwick District Council

27 July 2012

Dear Sir,

PROPOSED DEVELOPMENT – 2700 NEW HOMES SOUTH OF MYTON ROAD

I am extremely concerned at the renewed proposal to build some 2,700 new homes south of Myton Road, Warwick.

I enclose a copy of a letter detailing objections dated 11 September 2009 relating to a similar proposal and have to state that these objections remain valid.

Development in this area continues apace. Currently the new Morrisons' supermarket is being built on part of the former Ford foundry site. The planning permission for this development included a comprehensive improvement to the roundabout at the A425/A452 junction. Although building of the supermarket is well advanced no improvements have yet been made to the junction which is severely overloaded at peak times. Of course this is not so severe during the current school holidays, but once the schools return the serious congestion will again occur.

The construction of 2,700 new homes would be the source of both journeys to work and to school which would very seriously increase the traffic on the local road network. At peak times the tailbacks from the roundabouts at each end of Myton Road can overlap which not only results in very slow traffic but would also prevent access by emergency vehicles to properties adjoining Myton Road or situated on the side roads leading from Myton Road.

Although local bus services such as routes G1 and 68 have been improved in recent years there are no good bus services from Warwick to major centres of employment such as Coventry or Stratford upon Avon. To reach Coventry from Warwick the bus travels via Leamington Spa, Kenilworth and even the University which is very time consuming. The bus from Warwick to Stratford is more direct but as these services from Warwick are only hourly they do not provide a realistic option for journey to work.

To overcome the problem a service of at least four buses per hour would be required including a direct route from Warwick to Coventry. However the existing traffic congestion would render the time taken unacceptable.

It is interesting to note that the rail service to Birmingham has improved greatly in recent years but there is still the problem of reaching the railway station. Both Leamington Spa and Warwick stations have seriously inadequate parking provision and there is little spare capacity at Warwick Parkway.

With the changing climate periods of heavy rainfall have become more common and the local drainage system has been found seriously inadequate. The proposed development would inevitably drain towards the Avon and put heavy pressure on the existing drainage.

The district's stated policy has been to limit development south of Warwick because of the agricultural and wildlife value of the land and its importance to prevent the towns of Warwick and Leamington Spa coalescing into an urban sprawl. The proposed development would ignore such important considerations.

The existing heavy traffic in this area causes periods of serious depletion in air quality. The provision of additional houses and the consequent increase in traffic could only exacerbate the situation.

Any new development would require the provision of shops, health facilities, community halls, churches, pubs and schools as well as supplies of water, electricity, gas, telecommunications, and a comprehensive drainage system. Provision of a properly designed road network adequate to remove pinch points on the existing network would need to be supported by cycle routes and a series of good bus services adequate for journeys to work as well as shopping, recreation and other social needs.

Sadly experience shows that although the initial house building which would generate money for the developer would be carried out thoroughly, the provision of the other very necessary facilities would tend to be tackled rather less enthusiastically.

The concerns expressed in the attached letter of 11 September 2009 remain valid and therefore the serious objection to these proposals must be repeated.



[REDACTED]
11 September 2009

Planning Dept,
Warwick District Council

Dear Sirs,

PROPOSED DEVELOPMENT – EUROPA WAY to MYTON ROAD, WARWICK

It is of particular concern to read of the proposal to develop the land between Europa Way and Myton Road which is currently well managed farmland.

During the last 25 years Myton Grange, Aragon Court, Holoak Drive, the Moorings, Myton Park and several smaller developments have occurred with access to Myton Road. There has also been the extensive development at Warwick Gates. Indeed it has been reported that in this area many more houses have been built than outlined in government plans. Is there really a need for yet more housing given the current economic climate in the West Midlands? It would be particularly inappropriate to build houses for people who then have to travel long distances to work.

Myton Road provides access to two large secondary schools and a junior school. Many of the pupils are carried to and from school by car resulting in very heavy congestion in the morning and evening. This is so severe that we would not consider trying to drive along Myton Road at those times as we would spend too much time in almost stationary traffic. This can be readily observed by standing on the roadside at such times.

Taxi firms refuse to attend this area during these times of peak traffic and there are noticeable gaps in the bus timetables. Access for emergency services is also seriously curtailed.

This congestion has very obviously increased as each of the developments mentioned above has been carried out.

The development of Warwick Gates has increased traffic using the two roundabouts either side of the canal between the Shires Retail Park and the former Ford works resulting in yet further congestion along Myton Road. Redevelopment of the Ford's site is also planned which will further increase traffic at the adjacent roundabout.

Whether access to the proposed development were via Europa Way or Myton Road it would exacerbate this severe traffic congestion. Where along Myton Road would access be built? Each potential access would be along a residential street not designed to carry such flows of traffic leading directly onto the already overused Myton Road. Access from Europa Way would require a major new junction disturbing traffic flow along that road and in turn affecting the local route network.

I have correspondence from the highway authority explaining they do not wish to improve the junctions at each end of Myton Road as this congestion provides a restriction on the further build up of traffic!

The developments in recent years have greatly increased the area of hard surfacing resulting in seriously increased run off to the storm drains. After heavy rains we have flooding at the junctions of Myton Crescent with Myton Road and elsewhere. The flood plain of the Avon is more frequently awash than in former years. Additional development can only exacerbate this situation.

With a development of the size proposed there will be need for shops, a community centre, a school and a church; are there proposals for such facilities and who will pay for them?

Currently the area between Europa Way and Myton Road provides a valuable rural buffer between the built up areas of Warwick and Royal Leamington Spa. There is a fine range of wildlife; it is always exciting to see herons and buzzards as well as the smaller birds and mammals which inhabit this area.

Sadly this proposal has been made with absolutely no thought into the true effect it could have on the wellbeing of the existing residents of the area, indeed it would exacerbate existing problems such as heavy road congestion, flooding and the debasing of the countryside. Warwick is an attractive historic town located in pleasant countryside; both its residents and visitors would be adversely affected by the serious deterioration caused if these proposals were to be executed.

Yours faithfully,



G M & P R Davison