

DEVELOPMENT SERVICES.
WARWICK DISTRICT COUNCIL.
DEVELOPMENT POLICY MANAGER.

DEAR SIR/MADAM.

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WEDNESDAY 15TH JANUARY 2014.

THANK YOU FOR YOUR LETTER DATED 5TH DECEMBER 2013 REGARDING HOUSING DEVELOPMENT IN LAPWORTH.

STUDYING THE PLANS I WAS SURPRISED TO SEE PROPOSED DEVELOPMENTS ALONG SIDE THE KINGSWOOD STREAM/BROOK. PLOT REFERENCE NO6 IS A WELL KNOWN FLOOD PLAIN. PLOT REFERENCE NO1 BECOMES WATER LOGGED WITH POTENTIAL OF FLOODING, INFLUENCING WATER LEVELS AND FLOODING OF NEAR BY PROPERTIES ESPECIALLY WITH THE EVER INCREASING RAIN FALL EACH YEAR.

HYDROLOGY MAPPING CAN NOT PREDICT 100% WHAT THE WATER MAY DO.

NEW HOUSE INSURANCE WILL BE DIFFICULT TO OBTAIN, IF AT ALL, WITHIN 100-120 YARDS OF THE STREAM.

OVER 50% OF THE PROPOSED DEVELOPMENTS FOR LAPWORTH ARE NOW IN NEAR BY ROWINGTON.

IF THIS NUMBER OF HOUSES ARE BUILT IT WILL NOT BE COMPLIMENTARY TO THE ROWINGTON AREA ESPECIALLY WITH LISTED BUILDINGS NEAR BY.

A SIGNIFICANTLY REDUCED NUMBER OF HOUSES WHICH WILL STILL ALLOW FOR GROWTH, BUILT AWAY FROM THE STREAM ALLOWING ADEQUATE DRAINAGE, WOULD BE A MORE ATTRACTIVE PROPOSITION.

THE ALTERNATIVE WOULD BE NOT TO BUILD HERE BUT FIND OTHER SMALLER DEVELOPMENT SITES IN THE VILLAGE WITHOUT THESE PROBLEMS.

THIS WOULD ALSO PREVENT TRAFFIC CONGESTION CAUSED BY VEHICLES ENTERING AND EXITING THE TWO PROPOSED SITE ENTRANCES OPPOSITE EACH OTHER ON ONE OF THE BUSIEST AND MOST DANGEROUS SECTIONS OF THE OLD WARWICK ROAD.

TRUSTING THESE POINTS WILL BE TAKEN INTO ACCOUNT WHEN SUMMING UP THE FINAL DECISIONS AND HOPE IT WILL HELP TO KEEP EVERYONE HAPPY.

YOURS FAITHFULLY.

WDC PLANNING
Ref
Officer
20 JAN 2014
SCANNED
CC CR PD MA
PRE GEN DIS