

6497



Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5QH

27th July 2012

BY HAND

Dear Sir,

**New Local Plan –
Public Consultation on Preferred Options proposed by Warwick District Council**

As residents of Radford Semele we enclose completed Response Form in respect of the Consultation paperwork on the Local Plan – Preferred Options.

Yours faithfully,



David and Valerie Leigh-Hunt

Preferred Options Response Form

2012

For Official Use Only

Ref:

Rep. Ref.

Please use this form if you wish to support or object to the Preferred Options version of the new Local Plan.

If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available for members of the public. You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	MR & MRS	/
First Name	DAVID and VALERIE	
Last Name	LEIGH-HUNT	
Job Title (where relevant)	SOLICITORS	
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Address Line 2	[REDACTED]	
Address Line 3	[REDACTED]	
Address Line 4		
Postcode	[REDACTED]	
Telephone number	[REDACTED]	
Email address		
Would you like to be made aware of future consultations on the new Local Plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
About You: Gender	[REDACTED]	
Ethnic Origin	[REDACTED]	
Age	[REDACTED]	

Part B - Commenting on the Preferred Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of + REPORT ATTACHED

Which document are you responding to?
e.g. Preferred Options (Booklet) Preferred Options (Full Version)

LOCAL PLAN - PREFERRED OPTIONS

Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

P.O. 4.

Paragraph number / Heading / Subheading (if relevant)

CATEGORY 1 VILLAGES

Map (e.g. Preferred Development Sites - Whole District)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

PLEASE SEE REPORT ATTACHED.

For Official Use Only

Ref:

Rep. Ref.

Part B - Commenting on the Preferred Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet of + REPORT ATTACHED

Which document are you responding to?
e.g. Preferred Options (Booklet) Preferred Options (Full Version)

LOCAL PLAN - PREFERRED OPTIONS

Which part of the document are you responding to?
Preferred Option Box (e.g. PO1)

PO.1, PO.2, PO3, PO5 and PO6

Paragraph number / Heading / Subheading (if relevant)

IN SO FAR AS THEY IMPACT ON PO4.

Map (e.g. Preferred Development Sites - Whole District)

What is the nature of your representation?

Support Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

PLEASE SEE REPORT ATTACHED

For Official Use Only

Ref:

Rep. Ref.

Guidance on Making Representations

- Please use the attached response form as it will help the Council to keep accurate and consistent records of all the comments on the Plan, alternatively complete online at www.warwickdc.gov.uk/newlocalplan
- If you wish to make comments on more than one aspect of the Plan, please use a separate copy of Part B of this form for each
- You may withdraw your objection at any time by writing to Warwick District Council, address below
- It is important that you include your name and address as anonymous forms cannot be accepted. If your address details change, please inform us in writing.
- All forms should be received by **4.45pm on Friday 27th July 2012.**
- Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998.
- To return this form please drop off at one of the locations below, or post to: **Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH** or email: newlocalplan@warwickdc.gov.uk

Where to See Copies of the Plan

Copies of the Plan are available for inspection on the Council's web site at www.warwickdc.gov.uk/newlocalplan and at the following locations.

Location	Opening Times	
Warwick District Council Offices Riverside House, Milverton Hill, Royal Leamington Spa	Mon – Thurs Fri	8.45am – 5.15pm 8.45am – 4.45pm
Leamington Town Hall Parade, Royal Leamington Spa	Mon – Thurs Fri	8.45am – 5.15pm 8.45am – 4.45pm
Warwickshire Direct Whitnash Whitnash Library, Franklin Road, Whitnash	Mon – Weds Thurs Fri Sat	10.30am – 5.00pm Closed 10.30am – 4.00pm 10.30am – 1.30pm
Leamington Spa Library The Pump Rooms, Parade, Royal Leamington Spa	Mon – Weds Thurs Fri Sat Sun	9.30am – 6.00pm 10.00am – 7.00pm 9.30am – 6.00pm 9.30am – 4.30pm 12.00am – 4.00pm
Warwickshire Direct Warwick Shire Hall, Market Square, Warwick	Mon to Thurs Fri Sat	8.00am – 5.30pm 8.00am – 5.00pm 9.00am – 4.00pm
Warwickshire Direct Kenilworth Kenilworth Library, Smalley Place, Kenilworth	Mon and Tues Wed Thurs and Fri Sat	9.00am – 5.30pm 10.30am – 5.30pm 9.00am – 5.30pm 9.00am – 1.00pm
Warwickshire Direct Lillington Lillington Library, Valley Road, Royal Leamington Spa	Mon Tues and Fri Weds Thurs Sat	9.30am – 12.30pm & 1.30pm – 6.00pm 9.30am – 12.30pm & 1.30pm – 5.30pm Closed 9.30am – 12.30pm & 1.30pm – 7.00pm 9.30am – 12.30pm
Brunswick Healthy Living Centre 98-100 Shrubland Street, Royal Leamington Spa	Mon - Thurs Fri	9.00am – 5.00pm 9.00am – 4.30pm
Finham Community Library Finham Green Rd, Finham, Coventry, CV3 6EP	Mon Tues, Thurs and Fri Sat	1.00pm – 7.00pm 9.00am – 7.00pm 9.00am – 4.00pm

Warwick District Council strives to ensure that all people regardless of ethnic origin or disability can access its services. Where possible, information can be made available in other formats, including large print, cassette tape, CD & other languages if required. Telephone 01926 450000.

**Mr and Mrs Leigh-Hunt's response to
Warwick District Council's plan for 100 houses in Radford Semele**

Section 1

CPRE has stated that the suggested future needs for housing are based on Government projections for growth at a national level which are then subject to a process of analysis and accepted formulae. This process ultimately arrives at an allocation for the District. The District allocation is then spread locally, resulting, in this particular case with 100 houses being allocated to just five villages. There is no consideration for local needs, its effect on the local community and landscapes, nor is there any substance to the reason for selecting these villages.

Government projections of population growth are notoriously wrong, the nation is in recession, lack of funding and ability to afford mortgages is a long term problem. The Local Plan projects a rate of building never previously achieved, this together with strong valid objections from interested parties, leaves the conclusion that the Plan, as now envisaged, will be subject to major change, as the case is not made.

CPRE also draw attention to the impact that the planned level of growth will have on road access into and out of Leamington and Warwick which is already virtually at a standstill during the daily peak periods.

CPRE questions the need for the proposed level of housing growth, which in turn creates a demand for yet more employment opportunities. It drew attention to the fact that District Councils are incentivised for growth by Government. The expectations for higher future income streams are expected to finance future growth in infrastructure and facilities. This is not a certain outcome, nor is the Local Plan providing any evidence.

Section 2 Impact of the Local Plan on Radford Semele

1) Road Structure

Other than Southam Road and Offchurch Lane, all roads leading from these roads, provide very restricted access into cul-de-sacs and are therefore unsuitable as a means of access to further housing development. Lewis Road is narrow and particularly congested. Lewis Road and School Lane, which is also narrow and experiences additional school traffic, both provide difficult exits onto Southam Road. The exit from Offchurch Lane onto Southam Road is difficult at peak periods due to the quantity of traffic travelling into Leamington from the Long Itchington area. Other constraints on development are the high pressure gas main passing through the village, flooding due to inadequate road drainage systems on Southam Road/School Lane and flooding from surface land water previously experienced in The Valley.

Conclusion- The addition of 100 Houses does not fit into the existing village road structure. A housing development on this scale would require a new entry point direct from the main Southam Road A425. Similarly a new access would be necessary on

Fosse Way. Both of these new accesses would require additional traffic control on these very busy roads.

2) Radford Semele -Housing needs

The village has a wide range of houses covering all quartiles of the local housing price structure. It has a significant number of houses in the first quartile band so providing opportunities for those able to enter for the first time into ownership. It has a number of houses under the control of housing associations. Over years many people have moved, within the village, in order to meet their changed personal circumstances.

A 'Housing needs survey' carried out several years ago, identified a desire for one or possibly two additional affordable houses.

A significant number of residents are located close to the perimeter of the village and enjoy rural views. They treasure this aspect of their location and they also consider that it reflects in the value of their property. Any proposal for new building adjacent to their property touches their deepest concerns and anxieties.

Conclusion- There is no public evidence of a call in favour of 100 additional houses.

3) Infrastructure

The Village has two churches, community hall, playing field, village shop, post office, Church of England School first school and a limited range of bus services. All of these facilities would be available to a new housing development in proximity to the village.

There are no medical services, health clubs, leisure facilities etc. Parking facilities, adjacent to the shop and post office are minimal, due to lack of available space. This already limits the number of people who choose to stop at these shops.

The effect on the school, regarding its ability to take additional numbers within the existing facility, would require evaluation.

Conclusion – To what extent a new community would choose to integrate itself into the local community is uncertain. The additional traffic, where most of the facilities are located, would be unwelcome.

4) Employment opportunities

There is one significant employer in Radford Semele engaged in high engineering design. Other employment opportunities within the village are few. It is likely that most of the two hundred additional cars arising from a 100 houses development would follow the course of other residents and travel into Leamington/Warwick and more distant employment locations.

Conclusion- The additional cars would add further to the existing congestion within the village, the town and approach roads.

5) The impact of a 100 houses development.

The Local Plan-Preferred Options which projects a utopian society after the Plan is fully implemented, contains the following objectives:-

- a) To replace existing 'Areas of Restraint' with a network of 'Green Wedges' around our towns.
- b) Avoid growth which could lead to existing settlements merging.
- c) 40% of homes to meet the need for affordable housing.
- d) A proportion of the homes to meet the needs for those with disabilities.
- e) To meet the needs of older people, including extra care housing.
- f) To reduce congestion and pollution.
- g) To provide more inclusive and affordable transport options.

The Village is unique in that it is in close proximity to the town but enjoys the privilege of separation. The separation allows it to exist within, and have extensive views over, some of the most attractive countryside in south Warwickshire. Although the countryside is not designated as being within the Green Belt, its appearance is superior to many areas with that designation and it must be protected.

The Village has continued to maintain an internal identity which has facilitated friendships for all age groups. Associations including children's activities, adult groups and senior citizens luncheon clubs etc. reflect those long term relationships. A 100 houses addition, would represent a 12% increase in houses and population and is likely to tip the village further towards a dormitory suburb of the town.

We support the first two objectives listed above from the Local Plan, i.e.' Replacing areas of restraint with 'Green Wedges' and 'Avoiding growth which could lead to existing settlements merging' – see (a) and (b) above

We question whether 40% affordable housing is an appropriate proportion of any future development, given the level of existing similar properties within the village – see (c) above.

We consider that the boundary areas to the village would not be particularly conducive to the requirements of those with disabilities and older people requiring extra care – see (d) and (e) above.

We approve of the objectives to reduce congestion and pollution but cannot reconcile it with the fact that virtually every occupant would work somewhere other than in Radford Semele and require a car to reach their employment and virtually every other activity – see (f) above

We note the Plan's reference to affordable transport, but would comment that local public transport from the village is at best, a half hourly service into Leamington- see (g) above.