

## Revised Development Strategy Response Form 2013

For Official Use Only

Ref:

Rep. Ref.

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

**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 (see back page). You can also respond online using the LDF Consultation System, visit: [www.warwickdc.gov.uk/newlocalplan](http://www.warwickdc.gov.uk/newlocalplan)

### Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title		Mrs
First Name		Miranda
Last Name		Rogers
Job Title (where relevant)		Principal Planner
Organisation (where relevant)	Gladman Developments Ltd	Stansgate Planning
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Would you like to be made aware of future consultations on the new Local Plan?		<input type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender		
Ethnic Origin		
Age	<input type="checkbox"/> Under 16	<input type="checkbox"/> 16 - 24
	<input type="checkbox"/> 25 - 34	<input type="checkbox"/> 35 - 44
	<input type="checkbox"/> 45 - 54	<input type="checkbox"/> 55 - 64
	<input type="checkbox"/> 65+	
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?	Email from Warwick DC	

# Part B - Commenting on the Revised Development Strategy

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

Sheet  of

Which part of the document are you responding to?

Policy RDS5

Paragraph number / Heading / Subheading (if relevant)

Housing allocations

Map (e.g. Proposed Development Sites – District Wide)

-

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).

## Radford Semele Generally

We support the identification of Radford Semele as one of the five Primary Service Villages.

Radford Semele is one of the largest villages in the District with a population of nearly 2000, and just over 800 dwellings. It lies close to Leamington Spa but is physically separate from it, having its own identity and its own community. As a settlement it is largely self sufficient for day to day things, having a Post Office, local shop, newsagent, hairdresser, primary school and nursery. There are some employment opportunities within the village, but also good public transport links to both Leamington Spa and Southam where a wider range of employment is available, together with further shopping facilities.

There is a good variety of social activities available within the village which encourages community spirit and limits the need or desire to travel elsewhere for entertainment. These include:

- the White Lion public house which serves meals all day every day
- the Radford Semele Community Hall which supports a range of children and adult groups, including the Sports and Social Club
- Two long established churches with associated activity groups
- Recreation ground with children's play equipment
- The ability to hire the school hall where further community activities are held (e.g. a dance school)

The mobile library also visits once every three weeks.

The Draft Settlement Hierarchy Report 2013 reflects the above and provides an accurate assessment of the village. The assessment clearly takes into account the importance of various local services and facilities, and the distance people will travel to them by means of transport other than the private car. We therefore support the approach taken and the conclusions drawn within it, particularly in relation to the designation of Radford Semele as a Primary Service Village.

Continued on separate sheet/2..

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### ***New housing for Radford Semele***

National planning guidance recognises that housing should be directed towards the most sustainable settlements, to ensure that sufficient housing is available to meet a growing population and a fall in household size. It also acknowledges that all settlements should be able to meet their own needs, and provide support for existing services and facilities. The thrust of the emerging Local Plan recognises this, and through the identified settlement hierarchy requires Radford Semele, as one of the most sustainable villages, to accommodate additional development in the coming years. **We support the proposed allocation of between 100 and 150 dwellings to the settlement before 2029.**

In making this comment we note particularly that Radford Semele is not washed over by the Green Belt meaning it is less constrained than many other villages, including the most sustainable ones, within the District. This makes it all the more suitable for accommodating up to 150 dwellings during the Plan period.

### ***Land off Southam Road, Radford Semele***

#### **The Site**

Drawing No 5277/SK001B, prepared by Aspect Landscape Planning, shows land off Southam Road, Radford Semele which would be the most appropriate to meet the housing needs of Radford Semele in the Plan period, providing up to the 150 dwellings sought by Policy RDS5. **The land off Southam Road, Radford Semele should be allocated for up to 150 houses in the emerging Local Plan to meet the needs of Policy RDS5.** This proposal would also see the land to the west of Church Lane become a community open space, preserving this important feature in the village and securing the vista of St Nicholas Church.

The two parcels of land lie to the north of the A435 Southam Road, within the village envelope, and amounts to approximately 8.35 hectares. The first, to the east of Church Lane, is in agricultural use and measures approximately 7 hectares. It abuts the built up edge of Radford Semele to the south and east, with existing housing backing onto much of the site. The parish church is located on the north western corner, accessed via Church Lane which runs the full length of the western site boundary. The former railway, now a dense tree screen, marks the northern boundary.

The second parcel lies to the west of Church Lane and measures approximately 1.35 hectares. It is also in agricultural use.

There are existing agricultural accesses into both parcels of land from Church Lane. The eastern parcel has a further access in its eastern corner adjacent to 34 Offchurch Lane.

There are bus stops along both sides of Southam Road providing half hourly links to Leamington Spa and Southam. There is a pelican crossing across the Southam Road just to the east of its junction with Church Lane.

Early master planning work has indicated that around 5.9ha of land is available for residential development, with the remaining land enabling a generous provision of formal and informal open space. At a density of around 25 dwellings to the hectare the site can accommodate approximately 150 dwellings. If ultimately the housing requirement for the District and for the settlement increase the site could satisfactorily accommodate a higher number of dwellings without any adverse impacts.

#### **Previous Independent Considerations**

The site has been promoted for housing and open space in the past. The Inspector's Report dated November 1994 includes specific reference to the site. The Inspector found there was no need for additional housing at that time and the principal issue was whether the land should be omitted from the Area of Restraint to allow for the possibility of future growth of the village. The Inspector stated:

*'the scope for future expansion of the village is limited to small areas to the west and to the south. The land to the east is of greater landscape significance and generally more exposed, while it is also includes a high element of the better quality agricultural land. This site [i.e. the land under consideration] is also of good quality, if of lesser value, and this would clearly be a factor to be taken into account if development were proposed. It nevertheless, remains an area in which the village could extend.'* (Inspector's Report 1994 paragraph 2.2.346)

He recommended removing the site from Area of Restraint and this was accepted by the District Council such that the current Local Plan shows the land with no designation.

Unfortunately the site was not promoted for consideration in the 2012 SHLAA so there is no recent assessment. A SHLAA type submission was made at the end of 2012 but no feedback has been received.

### **Suitability to Meet Current Housing Needs**

Drawing No. 5277/SK001B shows the development principles of the site. A strong landscape-led design concept is envisaged to frame views of the church which are an important element in the character of the village. It is proposed that the western parcel be left open providing a 'village green', to maintain the attractive views of the church beyond. The eastern parcel is considered to provide the most potential for housing development, particularly to the rear of the ribbon development fronting Offchurch Lane. Access would be taken from the Southam Road, and land between the new access road and the development would provide public open space, again ensuring maintained views of the church. The developable area amounts to approximately 5.9 hectares, and could provide the 150 dwellings sought by the emerging Local Plan.

The following looks in more detail at specific development matters.

Highway Safety: An initial access assessment has been undertaken. It confirms that the site can be satisfactorily accessed from Southam Road, with the potential for a pedestrian / cycle / emergency access adjacent to 34 Offchurch Lane.

Connectivity: The proposed development site lies on the northern side of the Southam Road, whilst most of the village services and facilities, with the exception of the Parish Church, lie on the southern side. There is a pelican crossing immediately adjacent to the southern boundary of the site proposed for development which provides a safe, controlled, point to cross the A435 Southam Road. All the village services and facilities are then within easy walking and cycling distance. The buses do not go into the heart of the village but run along the Southam Road. Heading east there is a main bus lay-by adjacent to the smaller parcel of land, and a further bus stop at the end of The Greswoldes. Heading west and there are stops outside the pub (adjacent to the pelican crossing), and adjacent to The Greswoldes. All are within easy walking distance of the site.

Landscape and Heritage Impact: Any development would need to carefully consider the setting of the site. As shown on Drawing No. 5277/SK001B, the proposed level of development can be accommodated whilst retaining substantial open space thereby protecting the setting of the Church and other listed buildings.

Ecology: An Extended Phase 1 Ecological Appraisal is being prepared. Given the amount of land available it is expected that any mitigation can be adequately included within the site.

Flooding: All of the land lies within Flood Zone 1 and is therefore suitable, in principle, for residential development. Both foul and storm water drains run across the site and it is envisaged that any development will utilise them. Subject to technical surveys, it is expected that sustainable drainage methods could be used within the development.

Housing Mix: The site can provide a mix of dwelling types and sizes, including affordable housing at a policy compliant level.

Availability: The land is currently farmed by one of the owners and is thus available as soon as the current crop has finished. The site can be developed at any time during the Plan period.

### **Other Sites around Radford Semele**

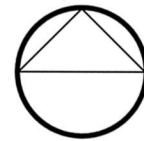
Although this site was not promoted, the Inspectors Report of 2006 reporting on objections to the current Local Plan refers to other sites around Radford Semele, none of which were supported.

Other locations promoted around the settlement have highlighted constraints. Land to the west of the settlement has been considered by Inspectors to contribute to the purposes of Area of Restraint; land to the south has access issues that are unresolved; and land to the east is prominent on the approach to the settlement. The latest SHLAA has suggested there are small parts of various sites around the periphery of the village which could accommodate development, but none could provide the level of housing sought by the emerging Local Plan without harm to the character and appearance of the village. The periphery sites also do not benefit from the same level of connectivity as the land to the north of Southam Road, which is centrally located.

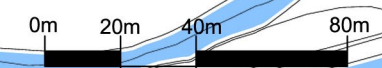
### **Conclusion**

Drawing No. 5277/SK001B identifies land to the north of Southam Road, Radford Semele which is suitable and available to provide a 5.9ha of residential development in the immediate future. The site is the most appropriately located to meet the housing needs of the village, in accordance with Policy RDS5, noting particularly that it has been excluded from the Area of Restraint because it is a suitable direction for the growth of the village. **The land north of Southam Road, Radford Semele should be allocated for 150 houses in the emerging Local Plan to meet the needs of Policy RDS5.** If the housing numbers for the District increase then consideration should be given to allocating the site for a greater number of dwellings.

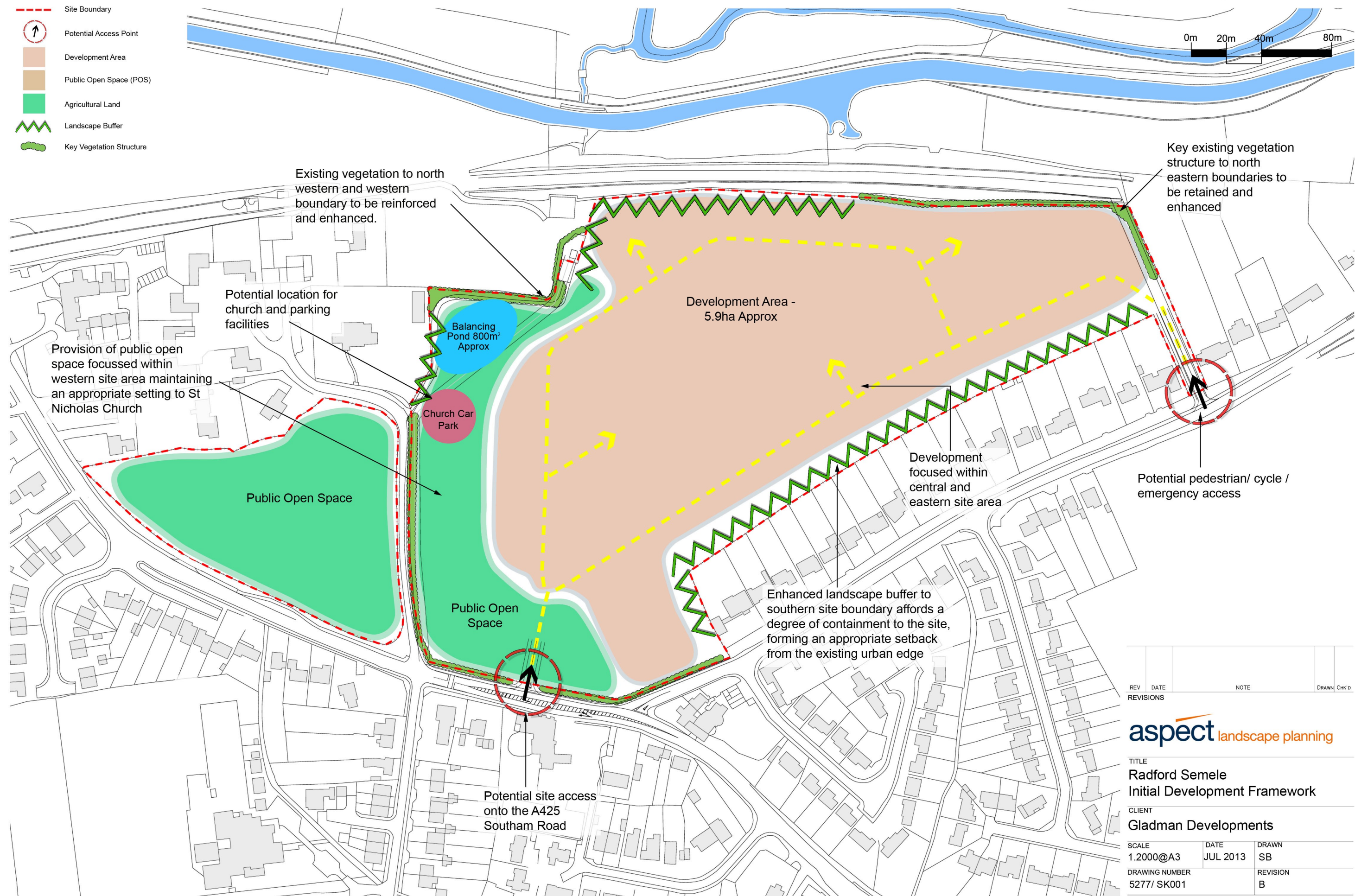




NOTES:  
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 No Dimensions to be scaled from this drawing.



- Key:**
- Site Boundary
  - Potential Access Point
  - Development Area
  - Public Open Space (POS)
  - Agricultural Land
  - Landscape Buffer
  - Key Vegetation Structure



REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

TITLE  
**Radford Semele**  
**Initial Development Framework**

CLIENT  
**Gladman Developments**

SCALE 1.2000@A3	DATE JUL 2013	DRAWN SB
DRAWING NUMBER 5277/ SK001	REVISION B	