

Village Housing Options

Response Form 2013

For Official Use Only

Ref:

Rep. Ref.

Please use this form if you wish to support or object to the Village Housing Options and Settlement Boundaries.

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

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices where the plan has been made available (see back page). You can also respond online using the LDF or places 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	Gary & Sarah	
Last Name	Spurdens	
Job Title (where relevant)		
Address Line 1	[Redacted]	
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
Would you like to be made aware of other options?		
About You: Gender		
Ethnic Origin		
Age		
Where did you hear about this document?	Meeting	

Part B - Commenting on the Village Housing Options

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?

<input type="text" value="56"/>	Page	<input type="text"/>	Chapter	<input type="text" value="Proposal to build next to St Nicholas Church on Site 1."/>	Paragraph
<input type="text" value="57"/>	Table or Figure	<input checked="" type="checkbox"/>	Village Plan		

What is the nature of your representation?

Support Object

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

We object to Warwick District Council's Local Plan for Radford Semele in relation to the choice of the Preferred Option of Land to the east of Church Lane. We feel that the best options for Radford Semele would be to develop Options 2 and 3 that were put forward by the Parish Council.

One of our main objections relates to access to the site for Option 1, combined with an already dangerous junction at Offchurch Lane to the main Southam Road which is an extremely busy access road to Leamington Spa, particularly at peak times. To access the site a new access road would need to be built and details of the location of this access road have not been given. If access to this site is at Church Lane, this road would need to be widened to accommodate the amount of traffic for a housing development of 100+ houses. The Church Lane/School Lane junction to the Southam Road is already a busy junction and is very near to the primary school and will increase the risk of accidents for parents and children crossing to the school. The proposal by Gladman developments of a new access opposite the White Lion would make 3 junctions on an already busy road which is over capacity at peak times. Exiting Offchurch Lane on to the Southam Road is already a hazardous procedure due to the amount of traffic on the road and visibility issues with the blind bend outside the Manor House. A third junction on this stretch of road would exacerbate the situation and we feel would be more likely to cause accidents as motorists become frustrated when they are unable to exit the access road to join the main flow of traffic on the Southam Road.

Development of this area of land, so close to St Nicholas Church, will spoil the outlook of the village and damage the village identity. The Church and many buildings in this area are listed buildings and any housing development would permanently ruin this setting. The proposed housing development would be too close to the Church and is on green belt land. Warwick District Council should be protecting these listed buildings and their setting and should perhaps consider making it a Conservation Area rather than looking to build over 100 houses in the vicinity. Far too many villages lose their sense of identity due to developments of this nature. We understand that historically development in this area has been concealed in order for the Council to protect the setting of the Church, and see no precedent to justify changing this policy to allow development in this area.

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We also object to the plan for 100+ homes on this site as we feel it would not be in keeping with the setting or the current housing stock in this area, particularly the housing on Offchurch Lane which would back on to this development. The type, allocation and density of housing required are inappropriate for this setting. This site cannot meet the required levels and types of housing required by the New Local Plan if it must also conform to planning obligations to protect the setting and seclusion of the Church as a listed building.

The Church fields are fundamental to the identity of the village and are the last vestiges of undeveloped green belt land within the village boundaries. The status of the Church and its countryside setting is the single most important heritage asset in the village. Any proposed housing development in this area would irrevocably damage the view and setting of the Church.

It would appear that the other sites identified in the New Local Plan and favoured by the Parish Council, have been discounted without full investigation and consideration. We feel that Sites 2 and 3 (South East of the Village off Southam Road), would be better served to accommodate housing expansion in Radford Semele. There are no other road junctions and access points in this vicinity, modifications to the road at this site are more easily achievable and the current 30 mile per hour speed limit through the village could be extended towards Southam. We also understand that these sites are the preferred choice of the Parish Council and that the developers Taylor Wimpey are keen and able to develop these sites.

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