

# 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?

Page

Chapter

Paragraph

Table or Figure

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).

Please see attached

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## **Chapter 7 Village Plans and Housing Options**

### **Village Plan 12 Radford Semele**

#### **Support with comment**

We act on behalf of client's Gladman Developments who control land identified as the preferred option – Land east of Church Lane – 3.55ha for 100 dwellings.

Gladman supports the allocation of the site and has carried out extensive research so that they are able to confirm the suitability, achievability and availability of the site. The Development Framework Plan (Aspect 5277/DF001G) illustrates Gladman's proposals and demonstrates that additional land should be included and the stated development area increased from 3.55ha to 5.4ha.

#### *Additional Land*

In addition to the land identified in the preferred option, Gladman control land west of Church Lane and immediately east of Church Lane which is included as an integral part of their proposal as public open space. This land provides attractive views from Southam Road to St Nicholas Church which can be protected through the proposals. A new small car park for community use can be provided close to the Church at the north eastern end of Church Lane.

The allocation should be refined to include all the land within the Development Framework Plan. In order to clarify the proposed uses the additional area should be shown as open space.

The site promoted amounts to approximately 8.89 hectares in total of which the area for development is 5.4 hectares.

#### *Development Area 5.4ha*

Detailed site assessment has been undertaken and demonstrates a developable area of 5.4 hectares can be achieved. This area has a site capacity for more than 100 houses and at a density appropriate to the location of about 24 dwellings per hectare can accommodate up to 130 dwellings.

The consultation document relies on a strategy that identifies Radford Semele in table 2 (page 11) for 100-150 dwellings and this is the starting point in considering sites. The council's site assessment work goes on to look at the constraints and opportunities on sites around the settlement (appendix 6) and concludes the preferred option is suitable for 100 dwellings. It is noted that other sites assessed are shown to be constrained by issues such as access; impact on the village centre; and coalescence. The preferred option is found to offer the benefit that it takes pressure off existing roads in the village. Gladman have carried out additional studies that provide a further level of detail on the preferred option as follows:

#### *Site Specific Information*

*Agricultural Assessment:* The site is classified as best and most versatile agricultural land. The site is however a contained area, detached from the wider area of agricultural land around the edges of the settlement and as an isolated area it is difficult to farm and uneconomic to farm.

Archaeological Assessment: The assessment has established that no designated archaeological heritage assets are present within the study site. The study site contains two lengths of important historic hedgerow, as defined by the Hedgerow Regulations 1997. Any potential impact from the proposed scheme could be mitigated through the masterplanning process. Potential for locally important buried archaeological assets to either side of Church Lane was identified and geophysical survey work has been undertaken to consider this. No assets have been identified through this survey. As a result no archaeological assets have been identified that would be a constraint to development.

Ecological Assessment: The site itself is not subject to any statutory or non-statutory nature conservation designation. However, several ecological designations lie adjacent to and within close proximity of the site. In summary, with the implementation of appropriate mitigation measures the proposals will have no significant adverse effects on any nature conservation designations.

Flood Risk Assessment: The site lies in Flood Zone 1 (Low Risk), it would not adversely increase flood risk elsewhere as a result of the proposed development through increase in surface water run-off. A drainage strategy is set out in the Assessment.

Heritage Assessment: There are a number of Listed Buildings around the edge of the site to be taken account of in development proposals. The boundaries of the development area are drawn to respect these and the development area is set back from the Southam Road frontage whilst retaining substantial open space thereby protecting the setting of the Church and other listed buildings.

Landscape and Visual Impact Assessment: The site is not subject to landscape designations and Area of Restraint policy designed to protect the settlement from coalescence was removed in 1994 when the Local Plan Inspector considering the issue recommended removing the site from Area of Restraint to allow for the possibility of future growth of the village and this was accepted by the District Council. The current Local Plan shows the site outside the Area of Restraint.

The Landscape and Visual Impact Assessment concludes that the site and receiving environment have the capacity to accommodate the proposals for a development area of 5.4 hectares. The proposals will not result in significant harm to the landscape character or visual environment and as such, it is considered that the proposed development can be successfully integrated in this location, is supportable from a landscape and visual perspective, and therefore meets the landscape requirements of both national and local planning policy. Those elements of the environment that are sensitive can be managed through careful master planning and mitigation through planting.

Transport Assessment: An assessment 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.

Access to services and facilities is considered in the report. 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 proposed open space, 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.

To summarise, detailed appraisal of technical issues demonstrates there are no constraints to delivery of development on an area of 5.4 hectares.

Enc Development Framework Plan Aspect 5227/DF001G



