

## 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 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		MR
First Name		CHARLES
Last Name	RAJKOWSKI DEVELOPMENTS	ROBINSON
Job Title (where relevant)		SENIOR PLANNING CONSULTANT
Address Line 1		PARKWOOD CONSULTANCY SERVICES
Address Line 2		AVENUE J
Address Line 3		STONELEIGH PARK
Address Line 4		KENILWORTH
Postcode		CV8 2LG
Telephone number		01789 450085
Email address		charles.robinson@parkwood-holdings.co.uk
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	MALF	
Ethnic Origin	BRITISH	
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 checked="" type="checkbox"/> 55 - 64 <input type="checkbox"/> 65+	
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, parish council?	WORD OF MOUTH - GENERAL MONITORING	

# 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 separate sheet.*

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## Part C - Commenting on the Indicative Settlement Boundaries

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

Sheet  of

Which settlement are you responding to?

*KINGSWOOD*

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 separate sheet.*

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## Guidance on Making Representations

- Please use this 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](http://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 either Part B and/or Part C 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 **Monday 20 January 2014**.
- 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](mailto: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](http://www.warwickdc.gov.uk/newlocalplan) and at the following locations:

Location
<b>Warwick District Council Offices</b> Riverside House, Milverton Hill, Royal Leamington Spa
<b>Leamington Town Hall</b> Parade, Royal Leamington Spa
<b>Warwickshire Direct Whitnash</b> Whitnash Library, Franklin Road, Whitnash
<b>Leamington Spa Library</b> The Pump Rooms, Parade, Royal Leamington Spa
<b>Warwickshire Direct Warwick</b> Shire Hall, Market Square, Warwick
<b>Warwickshire Direct Kenilworth</b> Kenilworth Library, Smalley Place, Kenilworth
<b>Warwickshire Direct Lillington</b> Lillington Library, Valley Road, Royal Leamington Spa
<b>Brunswick Healthy Living Centre</b> 98-100 Shrubland Street, Royal Leamington Spa
<b>Finham Community Library</b> Finham Green Rd, Finham, Coventry, CV3 6EP

You may also find information at venues in your local village or by contacting your local Parish Council.

Where possible, information can be made available in other formats, including large print, CD and other languages if required. To obtain one of these alternatives, please contact 01926 410410.



## **WARWICK DISTRICT COUNCIL – VILLAGE HOUSING OPTIONS**

### **Response on behalf of Rajkowski Developments**

#### **Part B – Village Housing Options**

Rajkowski Developments consider that the basic premise underpinning the Housing Strategy, specifically the recognition that there is a need for growth not just to be located within or on the edge of main urban areas but that also rural areas can and should accommodate significant new housing. This strategy accords with criteria in the NPPF particularly paragraphs 7 and 55 relating to sustainable development and meeting rural housing needs respectively.

The recognition that Primary Service Villages (PSVs) are a sustainable location for rural development is welcomed and supported. PSVs can not only accommodate such growth in an affordable manner but they also require future growth to sustain and support important local services. Therefore, managed rural growth is not only sustainable in principle it is also essential in terms of securing the future sustainability of PSV communities.

In particular the recognition that Kingswood is a PSV capable of accommodating up to 150 additional units is welcomed. This village has an excellent range of local facilities and services including excellent public transport that needs to be sustained. It also has a vibrant if aging community that needs and deserves to be underpinned with new development to bring in younger families. This will rebalance the community – a factor which is essential for its longer term stability and sustainability.

## **Part C – Indicative Settlement Boundaries**

The proposed settlement boundary for Kingswood is not supported. The village has an excellent range of services that represent a substantial investment – both physical and social. These need to be both sustained and utilised. In addition the community has an aging profile which is indicative of a settlement that has stagnated and requires new investment/growth. Such growth will not only help to underpin the physical infrastructure but will also provide the community with an improved social base to help underpin its long term social sustainability.

For these reasons it is considered that the village of Kingswood offers potential to accommodate additional housing at the top end of the range indicated (i.e. 150 units). Indeed, it is considered that this is the most sustainable approach for two reasons:

1. It will make full and effective use of the existing social and physical investment in the village; and
2. It will attract more young families into the village thereby helping to rebalance the community.

Accordingly it is proposed that the settlement boundary needs to be reconsidered and redrawn to allow for additional development. It is considered that this should, in part at least, relate to land around the centre of the village off Station Lane. This is the geographic heart of the village and is ideally placed for access to public transport – particularly the railway station. There is particular concern that the bulk of the proposed allocations relate to land at the southern end of the village off Old Warwick Lane. Apart from creating a clear physical imbalance to the structure of the village concentrating development in this area will create traffic problems on this fast stretch of road.

It is proposed that land east of Station Lane be allocated, as per the attached site plan. This can be developed without impacting upon the existing trees to the north and would represent infill between existing development and the access into Kingswood Farm. It would maintain the existing building line established by existing development and can thus be developed without any detriment to the structure and appearance of the village and the Listed Building to the rear.

# KINGSWOOD FARM - PROPOSED HOUSING SITE

