

Village Housing Options Response Form 2013


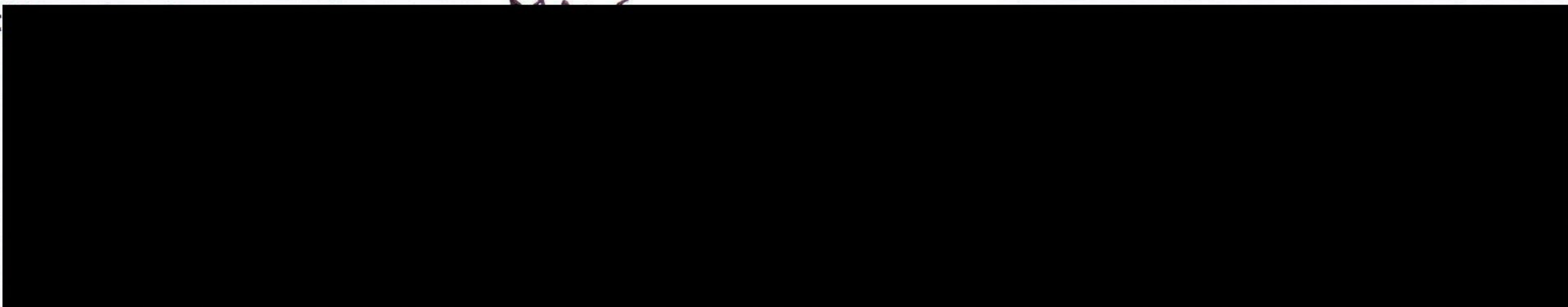
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Ref:
Rep. Ref:

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

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	MR	KPG DESIGN ASSOCIATES
First Name	MALCOLM	LTD
Last Name	GLENN	
Job Title (where relevant)	-	
Address Line 1		FESTIVAL HOUSE
Address Line 2		JESSOP AVENUE
Address Line 3		CHELTENHAM
Address Line 4		
Postcode		GL50 3SH
Telephone number		01452 260110
Email address		enquiries@kpgdesignassociates.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		
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, parish council?		

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).

See attached sheets 2-6 for Part B

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Objections

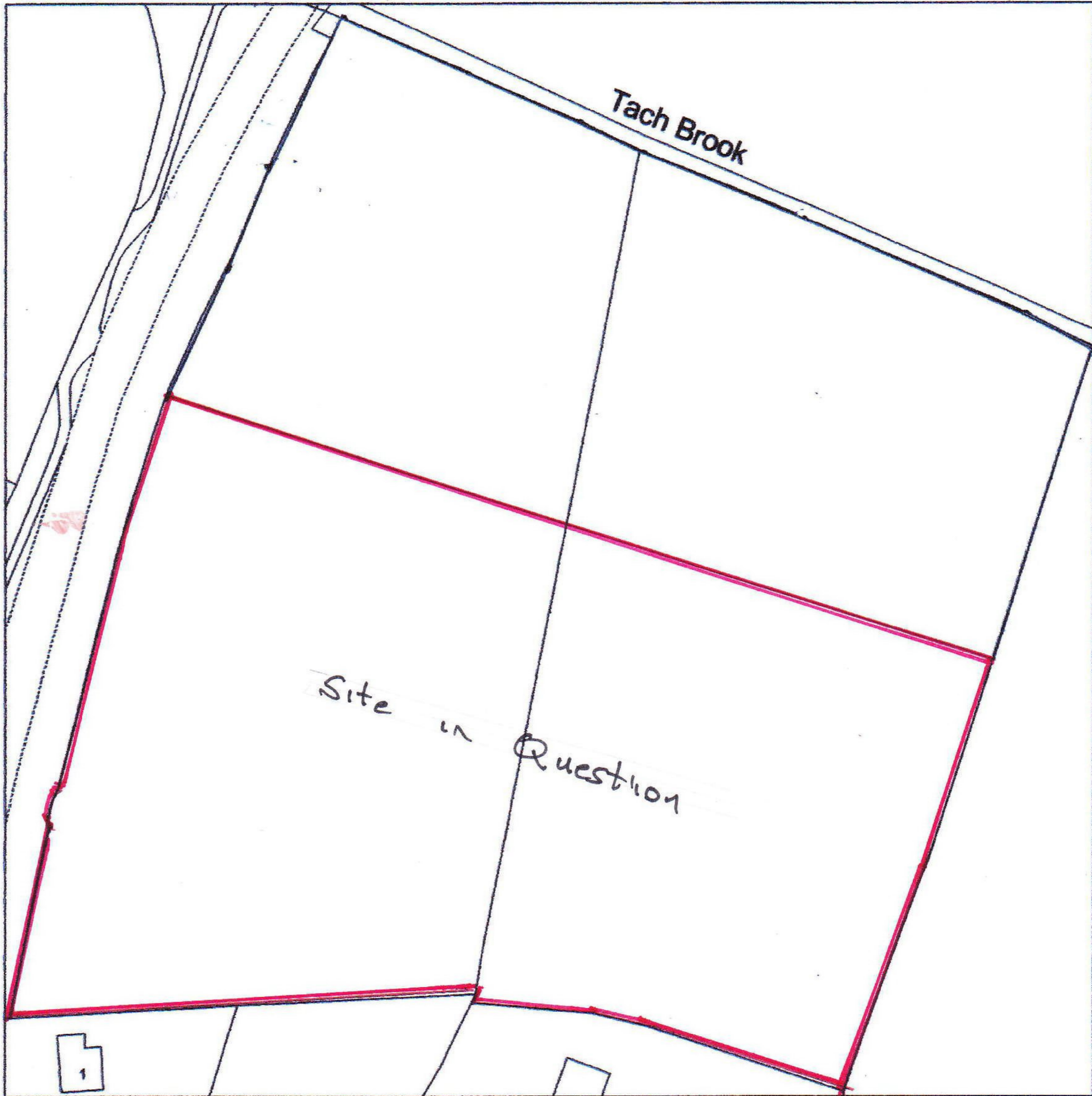
Preferred Options

- Clearly 150 houses is in excess of current and projected settlement housing requirements. It is accepted that a District wide requirement is the primary driver for this proposal, however it is felt that 150 new dwellings on one site is inappropriate for the Bishop's Tachbrook settlement.
- Extensive penetration into open countryside, mitigated only by extending existing settlement boundary to the South well beyond the existing boundary to accommodate larger development.
- Proposed development of 150 dwellings and associated infrastructure will have significant negative impact on the rural character of the surrounding area and village.
- A 150 dwelling development discharging a possible 300-500 traffic movements daily onto Oakley Wood Road, with peak times in the morning, late afternoon and evenings must be questionable.
- Experience indicates that such large housing developments on the fringes of existing settlements, such as Bishop's Tachbrook, lead to the creation of isolated communities who do not engage with the existing population, and tend to seek all their day to day and life-style requirements in the nearby larger conurbations.
- The sustainability of such a development is questionable, particularly with regard to transport to areas of employment. Current Government policies discourage the essential use of motor vehicles wherever possible. The proposed development creates an increased need to use motor transport as the primary method of essential travel.
- The existing settlement infrastructure cannot support such a development, consequently we can assume that new capacity for sewage, potable water, electricity and surface water drainage will have to be accommodated. Experience teaches us that when developers make significant investment in required new infrastructure they tend to "over estimate" and provide extra capacity. This creates a risk that further development could be possible, making it more difficult for a Planning Authority to resist an aggressive Planning Application in the future. We see that a new road system for access to the school and associated facilities is planned. This, together with increased infrastructure capacity, would enable identified site No. 3 and possibly No. 2 to be serious prospects for future development.

Suggested Changes

- Consider both ends of the village rather than one large housing development to the South where no natural boundary can be found other than the nearby Motorway.
- Consider a number of smaller developments more evenly distributed around the settlement. There are a number of sites identified in the SHLAA that were rejected on the basis of being outside the settlement boundary and having a potentially adverse visual impact on the surrounding area. It would appear that the aforementioned criteria has been abandoned when selecting the Preferred Site. The adoption of smaller, varied styles of development would avoid the physical massing that the larger development would inevitably create and, therefore, the resultant adverse impact of the character of the local rural area.
- One such site, opposite The Leopard Inn, identified as R14 in the SHLAA, already has a proposal for ten individual dwellings for which a Planning Application submission is imminent. Although this is only for 10 dwellings, the limitation being at the advice of County Highways, it is felt that such developments would more readily harmonise with the existing settlement. (Extracts of the above-mentioned proposal are attached to this document for illustrative purposes. A Pre-Application Enquiry was submitted on the 1st July 2013, and a response was received from Geoff Horsman on the 31st July 2013). This proposed development includes a substantial tree planting and uncultivated landscaping scheme extending from the boundary of the housing development down to the Tach Brook, to which unrestricted public access will be granted and facilitated by the Applicants, who will retain ownership thereof. The Application to be submitted will now include four affordable houses to address the 40% requirement.
- If the Preferred site is ultimately adopted it could be reduced in numbers to minimise the physical impact of massing and reduce the risk of over development in the future.

Attachment Sheet 4 of 6 for Part B



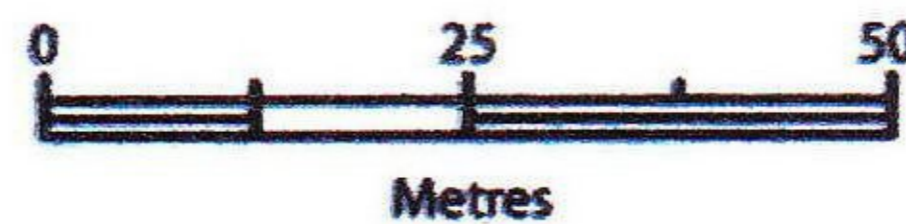
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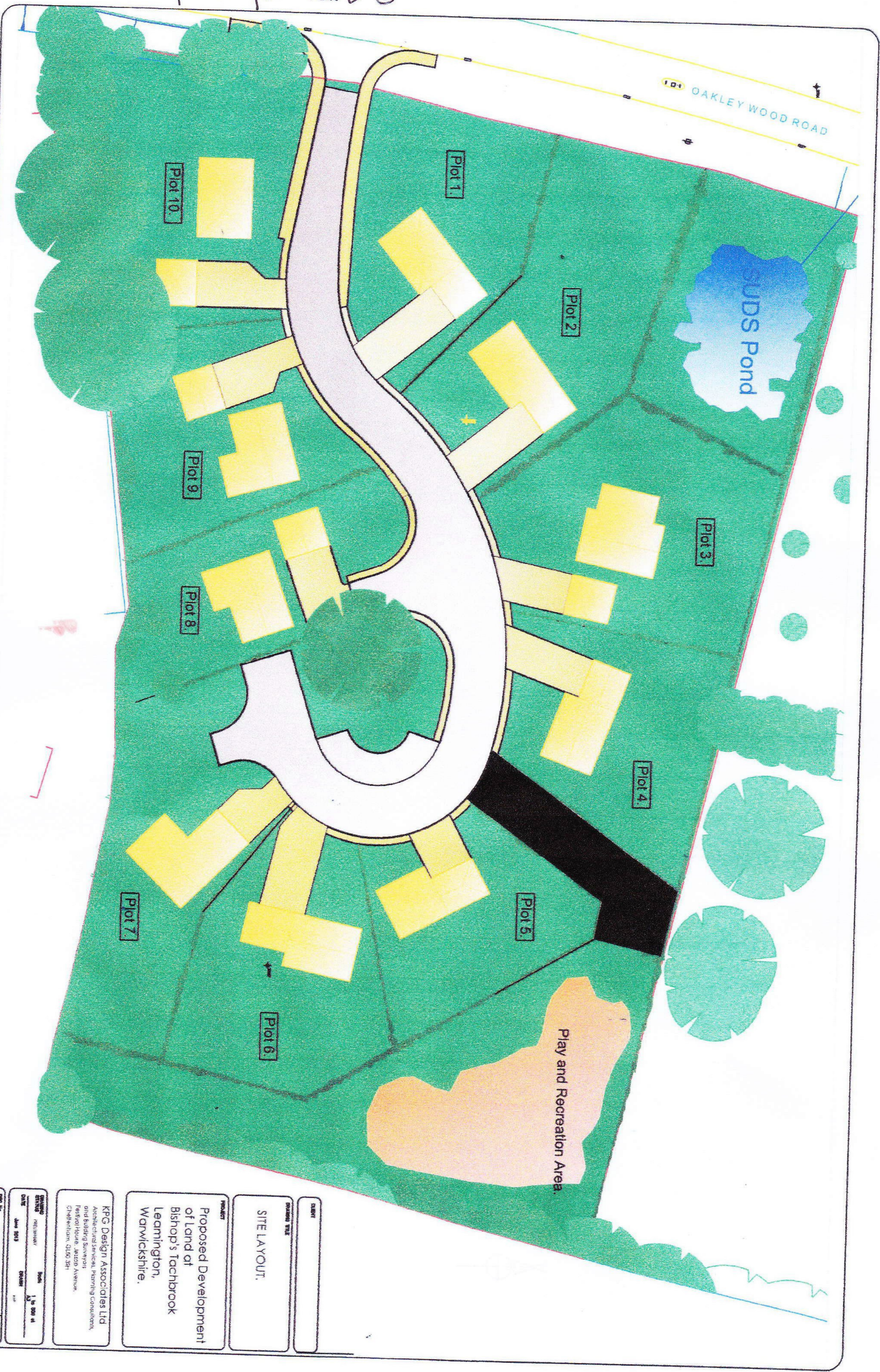
The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Scale 1:1250



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<p>TITLE</p> <p>PROPOSED SITE</p>	
<p>PRODUCT</p> <p>SITE LAYOUT.</p>	
<p>PROJECT</p> <p>Proposed Development of Land at Bishop's Tachbrook Leamington, Warwickshire.</p>	
<p>CLIENT</p> <p>KPG Design Associates Ltd Architectural Services, Planning Consultants, and Building Surveys Ferryhill House, Jettiss Avenue, Cheltenham, GL50 3BH.</p>	
<p>DATE</p> <p>June 2013</p>	<p>SCALE</p> <p>1:500 at A1</p>
<p>DATE</p> <p>June 2013</p>	<p>PROJECT</p> <p>PT01-P-100</p>

Sheet 6 of 6 for Part B



Visualisation of site from Oakley Wood Road

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?

Bishop's Tachbrook

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).

See attached sheet 2 for Part C.

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Attachment Sheet 2 of 2 - Part C

Objections

Indicative Settlement Boundary

- Considerably extending the settlement boundary to the South to include the Preferred Site whilst altering the boundary to the East to exclude all but 5 properties to the West of Oakley Wood Road. The positioning of all new development at one end of the main approach road to the settlement is unbalanced and creates an impression of a new-old divide.

Suggested Changes

- Reinstate the settlement boundary to the East to include all properties currently within the settlement boundary, as per the existing Village Plan.
- Reduce the extent to which the indicative settlement boundary penetrates open countryside to the South.
- Consider extending the settlement boundary to the North along Oakley Wood Road to allow some balancing development to take place to offset and harmonise with any development taking place to the South along Oakley Wood Road. Whilst there is no actual discernible feature to identify a boundary to the South, other than the line drawn on the indicative plan supplied within the Consultation, the Tach Brook, bridge and identified flood area provide a very real limiting geographical feature that would contain any development to the North. The perceived risk of ultimately joining up with Whitnash is virtually precluded by the aforementioned physical limitations.