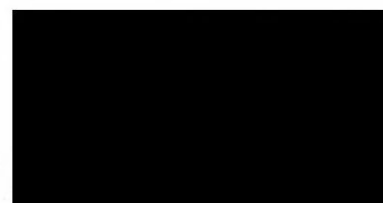


Development Policy Manager  
Development Services  
Warwick District Council  
Riverside House  
Milverton Hill  
Leamington Spa CV32 5QH

WDC PLANNING
Ref
Officer
- 3 JAN 2014
SCANNED
CC CR PD MA
PRE GEN DIS



30 December 2013

8714

Dear Sir

In response to the **Local Plan Consultation on Village Housing Options and Settlement Boundaries Consultation** I register the following comments and objections.

My comments and objections concentrate primarily on the three 'preferred sites' designated as 1, 2 and 6 on the consultation plan which fall inside the Rowington parish boundary and form part of the new settlement of Kingswood.

It is my understanding that the results of the initial District council survey determined that residents were overwhelmingly against development. The proposed 'Kingswood' boundary is covered by Lapworth and Rowington Parish Councils. Lapworth have produced their 'Neighbourhood village plan' while Rowington are yet to do so. Given that the preferred sites place more dwellings within the Rowington portion of the new settlement **I cannot see how any proposals can be considered until effective resident consultation takes place and the Rowington village plan is made available to the District Council.**

The District Council previously stated that no development was envisaged due to Rowington being classed in the small village/hamlet category. The District Council have now identified sites within Rowington. The Consultation Document is misleading as it suggests that the preferred sites have been discussed with Rowington residents. What was the basis of consultation on these sites. My enquiries suggest that it was not with the Parish Council and there was no notice of any public meetings. **Therefore how can these decisions be made on the residents behalf.**

The grouping of sites 1, 2 and 6 is considerably intensive if having regard to the limited size of the local settlements. There are currently 17 Rowington dwellings local to these sites that will be surrounded on 3 sides by 35 dwellings. In all cases these sites backfill the existing properties and do not infill as is generally regarded as appropriate when justifying development to take place.

If any development is required, then surely this should be restricted to infill and more evenly spread throughout the settlement to avoid overcrowding and other problems associated with services and infrastructure for the area.

There is no Gas main from the Rowington direction and the electricity supply cables are aging and terminate at the parish boundary. Being 'end of line' the area suffers with great frequency from interruption of supply.

The Environment Agency plan 'Risk of Flooding from Surface Water' identifies that sites 1,2 & 6 are directly adjacent to locations of 'High risk' designation. This is very obvious to residents, given the number of times per year that access along the Old Warwick Road in the vicinity of the Kingswood Brook is blocked by flooding. Given the gradients

of the land in the considered areas any further 'hard surfaces' will exasperate the situation. The current problems were not addressed when the adjacent Yew Tree Close development was constructed some years ago.

**I assumed the Environment Agency had be invited to prepare a flood plain model to accompany any decision process.** My research to date suggests, that as yet, no such approach has been made to the Agency. I find it alarming that your Council has not been in communication with agency to determine that these sites are suitable before arriving at decisions with regard to 'preferred site' options.

The B4439 is an extremely busy thoroughfare from 6am to 12pm. The proposed access points to sites 1,2 & 6 are on a bend at the foot of a hill where there is extensive congestion from customers parking to the adjoining busy garage, shops and residents dwellings with no 'on-site' parking . The adjacent sites of 4,5 & 7 add a further 21 dwellings directly to the B4439. The speed of traffic and increase in noise will be a further annoyance to all residents fronting the Old Warwick road. Emergency services vehicles are all based some 10miles away and response times could by seriously affected with the increase in traffic.

**Have all the emergency services and the Highway dept. been consulted for their views?**

There is poor public transport serving the area. Buses to hospital, workplace and retail locations are negligible requiring most dwellings to be two vehicle owners. The percentage of trains that stop at the rail station is small and based on London bound trains meaning that at the prime travel times they are very crowded making it difficult for residents, particularly the aged, to travel.

The local amenities consist of a Surgery, School, Village store, Hair dresser, Post office/wine shop, garage and a Tile shop. All are sized to support the current community. **Have the prime amenities committed to increasing their operations to accommodate the proposed increase in population.**

There is an abundance of wildlife in the area, particularly on those green field sites adjacent to the canals. Prior to Site 6 being decimated by the new owner in preparation for future development, the habitat supported bats, newt, slow worm, grass snake and birds like owls, 2 species of woodpecker, sparrow hawk and Hobby. Monk Jack deer also used it to forage and provide a safe transit route to other wooded areas. **I therefore question whether the Council has undertaken wildlife survey's to establish the status of all preferred sites.**

The character of the area is based on the fine balance of residents who respect each other, property styles providing character, rich in wildlife and a rural environment that maintains property value. I fail to see how the nominated sites can in anyway support, let alone enhance, the quality of life of the Rowington residents.

Yours sincerely



F J Galpin