

LOCALPLAN

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WDC PLANNING
 Ref: _____
 Officer: _____
 20 JAN 2014
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 Ref: _____
 Rep. Ref. 11819

Village Housing Options Response Form 2013

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	
First Name	MICHAEL BARRY	
Last Name	TRINDER	
Job Title (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
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		
Ethnic Origin		
Age		
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?

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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).

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Ref:

Rep. Ref.

Ref : Radford Semele – Site 2 (Discounted Site) – object to development of Site 2 and support WDC's reasons for discounting this site.

WDC Document Ref – 'Village Housing Options and Settlement Boundaries' Section 12 – Radford Semele.

Radford Semele Parish Council have recently indicated that if the Preferred Site for Radford Semele (Site 1 Land to East of Church Lane) is overturned owing to objections , then development of Sites 2, 3 or 4 would be the consequence, even though these sites have been discounted by Warwick Council, as detailed in the WDC document 'Village Housing Options and Settlement Boundaries' .

I would like, therefore to register with WDC my objection to the development of Site 2 (Land South of Southam Road and to the East of the village), a site that was stated as discounted by WDC in Nov 2013. I have reviewed and support all of the reasons stated by WDC for discounting this site, as detailed in the Council's site appraisal.

In particular, the appraisal of all sites by WDC stated layout, access, flooding, noise, wildlife habitat and resident amenities as factors. Development of Site 2 presents detrimental effects for all of these factors.

Listed below are the reasons for my objection to the development of Site 2, I believe this objection is necessary if discounted sites are to be reconsidered.

Layout

This site is outside the village 'envelope' and extends the village boundary. The layout/visual effect would be an 'urban spread' effect and could be such that Radford Semele would appear as a 'suburb' of Leamington Spa and adjoined to Sydenham, and thus would diminish the unique and historic identity of Radford Semele. WDC's site appraisal states that Site 2 development would have a detrimental effect on the landscape 'openness' and I support this statement.

There has been a suggestion that a small number of houses either side of the Southam road might be a preferred alternative, but this is not based on any defined proposals, which presumably would need to be prepared by developers, and informed responses to the development of Site 2 would not be possible until these defined proposals are available. This suggestion spans both Sites 2 and 3, and it would not seem viable for 2 separate landowners to sell a portion of their land, and therefore the more likely scenario is that entire sites (Site 2 and/or Site 3) are sold, leading the way to large developments to the east of the village either within the revised local plan or in the future.

WDC's appraisal states that Radford Semele has an above average number of semi-detached and terraced houses, and many of these are sited to the east of the village, which has a balanced mix of properties and tenancy types. To develop on Site 2 with the type of properties proposed, would distort this balance.

Residential /recreational amenities

The development of Site 2 would affect many people, not just those who live in this area, but joggers, horse riders, walkers and ramblers, wildlife enthusiasts, and dog walkers, both from within and outside of the village who enjoy the recreational and attractive walks that are to the East of the village. This is the most utilised area of the entire village for these activities. Many generations of families have enjoyed these fields and would want their children to continue to enjoy the quiet, safe and pleasant walks in this area to the east of the village.

Loss of wildlife/wildlife habitat

The tree lined Southam Road and the hedgerows and fields to the East of the village are habitat for a rich variety of wildlife, many of which are in decline. Owls from the trees along the Southam Road can regularly be heard, and lapwings, kestrels, skylarks, buzzards, newts, and brown hares all have their habitat on the fields, trees and hedges on this eastern part of the village.

Loss of agricultural land.

The land is prime agricultural land which if developed for housing, contradicts the government's recent announcement that the economy needs more British grown and British bought food.

Access

Access from the Southam Road would be difficult and dangerous. Even if traffic calming measures along that stretch were to be developed this could cause tailbacks onto the many bends towards Southam, which could catch drivers unawares and increase accident risk. Residents of any new housing along this stretch of the Southam Road would have no safe way of walking to the village, as the traffic is heavy and fast moving and the road has many blind bends. The recent street lighting savings would make this area particularly dark for any night workers who might live in the proposed properties or people returning home from late night events. The traffic will also increase with the proposed developments in Southam.

Flooding

Flooding would increase if this land were to be developed. The land slopes down towards a small ditch which also collects water from the opposite side of the ditch, from land which slopes up towards the south. This water then runs into the lower parts of the village. Anyone observing the fields during periods of rain would see that any reduction in the absorption of water, currently absorbed well by the fields, would greatly increase the flooding risk to the lower parts of the village.

Supporting the best homes for young people and families.

The development of new homes is a wonderful opportunity for people and families, both from within and outside the village to have their own homes, but I am not sure that Site 2 would be the site that these residents would prefer. Development would presumably need to be close to the main Southam Road, which may make the proposed properties unsafe for children and increase exposure to traffic emissions. Elderly and young people and families with young children could find it difficult getting into the more central parts of the village and its amenities – the local stores, park, school and social areas. Leaving Site 2 undeveloped would be land for new residents to use for recreational activities as well.

I also have a few questions, which I would be grateful if WDC would respond to:-

Should Site 2 be 'undiscounted' and become the preferred site, will there be an extension of the consultation period when detailed proposals for the development of Site 2 are available? It would be reasonable to allow an extension, as there are currently no detailed plans for this site. Some people might assume this site had been discounted and therefore would not feel the need to comment or they may support this site without having sight of any detailed proposals.

When will a decision on the approved site be made?

When will the development of approved sites commence?