

RADFORD SEMELE PARISH COUNCIL

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BEDFORD HOUSE
76A BEDFORD STREET
LEAMINGTON SPA
WARWICKSHIRE
CV32 5DT

My Ref: DLH/YLC/52

Your Ref:

17th January 2014

Development Project Manager
Warwick District Council
PO Box 2180
Riverside House
Milverton Hill
Leamington Spa
CV32 5QW

BY HAND



Dear Sir,

Local Plan Consultation – 2012/2013/2014 Proposed Housing Projects at Radford Semele

Further to the most recent publication of the District Council's Local Plan comprised in the document "Village Housing Options and Settlement Boundaries Consultations" dated November 2013 I enclose for lodgement my Parish Council's Response Form to the Consultation.

Whilst the Response Form invites comments on proposals to alter boundaries the Parish Council consider that it is not possible to give a sensible response to that aspect of the Consultation until the issues surrounding the proposed sites for development have been finalised.

The Parish Council have distributed the Response Form and attendant papers to almost every household in the Parish. Some residents have opted to return their forms direct to WDC, others have entrusted the Parish Council to lodge sealed envelopes containing Response Forms on their behalf.

I enclose a bundle of 37 sealed envelopes accordingly

A third category of residents have been content to return their Response Forms to the Chairman of the Parish Council on an open basis. From this available sample we have deduced that 89% of views are opposed to WDC Preferred Site number 1 and approximately 88% favour development of a combination of Sites numbers 2 and 3..

I enclose these "open forms" from residents as listed on the attached schedule.

When I filed the Parish Council's Response in 2012 and again in June 2013 I asked to be updated on the progress of consideration of these Responses but did not receive any updates on

the position until the advent of the Consultation document (as above) issued in November 2013.

I appreciate that the task of WDC in meeting the Government's target of housing developments is considerable and that a large number of discussions (by definition) are continually taking place. I think it is a basic point of principle that the Parish Council for the area under discussion should be notified of developments as they evolve, and not on a retrospective basis.

Yours faithfully,

A solid black rectangular box redacting the signature of David Leigh-Hunt.

David Leigh-Hunt
Clerk to the Parish Council

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

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	RADFORD SEMELE	MR
First Name	PARISH COUNCIL	DAVID
Last Name		LEIGH-HUNT
Job Title (where relevant)		CLERK TO COUNCIL
Address Line 1		BEDFORD HOUSE
Address Line 2		76A BEDFORD ST.
Address Line 3		LEAMINGTON SPA
Address Line 4		CV32 5DT
Postcode		
Telephone number		01926 - 427400.
Email address		hp@david.leigh-hunt-schickler.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	N/A	
Ethnic Origin	N/A	
Age	N/A	<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 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?		

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 and REPORT ATTACHED

Which part of the document are you responding to? SEE REPORT.

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).

THIS RESPONSE IS DESIGNED TO FURNISH MEASURED OBSERVATIONS ON THE CONTENT OF W.D.C.'S DOCUMENT ENTITLED "VILLAGE HOUSING OPTIONS etc" ISSUED IN NOVEMBER 2013 IN SO FAR AS IT RELATES TO RADFORD SEMERE AND TO TAKE INTO ACCOUNT REPRESENTATIONS MADE AT PUBLIC MEETINGS BY W.D.C. COUNCILLOR CABORN AND MR STEPHEN HAY, SENIOR PLANNING PROJECT MANAGER.

THE PARISH COUNCIL HAVE CANVASSED THE VIEWS OF RESIDENTS AND OBTAINED FEEDBACK. THE COUNCIL HAVE ALSO NOTED THE POSITION OF A RESIDENTS' ACTION GROUP AND HAVE RECEIVED INFORMATION FROM INTERESTED COMMERCIAL DEVELOPERS FOR DIFFERENT SITES PROPOSED FOR DEVELOPMENT.

THE PARISH COUNCIL'S OBSERVATIONS ARE CONTAINED IN THE ATTACHED REPORT [SUBMITTED WITH DOCUMENTARY FEEDBACK FROM RESIDENTS].

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Radford Semele Parish Council's response to WDC's Local Plan Village Housing Options

Assessing local opinion

The Parish Council considered that the village residents should initially be fully appraised of the Local Plan as it affected Radford Semele and that subsequently each household should be given the opportunity to express opinions on the Preferred Option Site No1 and to state their preferred alternative if Site No1 was subsequently rejected for development

The Parish Council used the residents' responses also opinions expressed at public meetings and personal communication to assist in formulating this response to WDC. (Village Housing Options Response Forms completed by residents have been passed to WDC.)

To achieve its objectives the Parish Council:-

- 1) At the Parish Council meeting on October 28- 2013 residents directly affected by the development at Site No1 were previously notified that WDC Cllr Doody would make a statement on WDC's Preferred Option Site No1. Forty residents attended. Notifications were at very short notice as news of the Plan had been given to Cllr Doody only two days previously.
- 2) At the Parish Council meeting on November 25- 2013 time was allocated for public discussion on the WDC Plan The meeting was attended by WDC's Cllr Caborn and WDC's Stephen Hay. More than one hundred residents attended.
- 3) Issued a circular on December 9-2013 to all residents in the village. The Circular included the complete extract from page 56 and Map on page 57 from WDC's Local Plan Consultation Document dated November 2013. It included also the Parish Council's observations and concerns relative to Sites 1,2,3& 4.
- 4) Issued a second circular on January 9-2014 to all residents in the village requesting a response to the Village Options Response Form. Further, it requested a response from residents who opposed Site No1 asking them to state the alternative site(s) they preferred.
- 5) Supported the consultation evening (January 7-2014) in the Community Hall presented by WDC. This was well attended by residents throughout the four hour period allocated by WDC.
- 6) Published the above circulars and other related correspondence on its website www.radfordsemelepc.org.uk and provided a telephone line to the Parish Council to assist with resident's queries.

Additionally to circulars issued by the Parish Council the following has been circulated to each house:-

- 1) Gladman property developer's glossy leaflet supporting their plans for the development of Site No1 and seeking comments.
- 2) Pegasus Group glossy leaflet supporting its plans to develop Site No 3, plus the adjoining field so doubling the area shown in the WDC Local Plan also seeking comments.
- 3) The Residents Group, formed to oppose the development on Site No 1, has circulated every household twice as part of its campaign to raise awareness of issues in the vicinity of Site No1 which it considers are grounds for opposing development on this site.

Policy of the Parish Council regarding the selection of a site in Radford Semele.

The Parish Council has considered the following factors:-

- 1) Public opinion
- 2) Environmental issues – specifically visual
- 3) Impact on the immediate neighbourhood
- 4) Traffic implications
- 5) Road safety
- 6) Drainage
- 7) Village history
- 8) Quality of agricultural land displaced
- 9) Resident's concerns that the Gladman project states that their plan includes approximately 130 new homes. This represents more than a 16% increase in the number of homes in the village and exceeds by 30 homes (4%) the number originally shown in WDC's proposals.

Parish Council's observations on WDC's Preferred Option Site No1

WDC's Preferred Option Site No1:-

The selection of this site has aroused deep concerns, not only from residents immediately affected but from a significant number of residents who appreciate the extensive rural views. Many residents have a long association with the church and churchyard and recognise that the beauty and tranquillity of this location will be lost for ever. For some people it is akin to the emotion created by Constable's painting, The Hay Wain; after two hundred years that site is unchanged and is as beautiful today. It should be noted that resources have been committed to tree planting to enhance the visual impact surrounding this site, this will if the site is approved, disappear from view. The recent church restoration completed in 2013 after the devastating fire in 2008 included, at great cost, emphasis on restoring the south side to its previous appearance. Residents with interests in history and archaeology have raised the likelihood that the site could well retain remains from the village occupancy in earlier periods and findings associated with the Civil War. This land has been intensively cultivated to a high standard with various crops for many years and has contributed to home market production and therefore jobs, tax receipts and a reduction in imports.

The proposed new development on this site will inevitably be incongruous in the setting of listed buildings. Nearby too are thatched cottages and the historical Manor House with its water tower. The ribbon of properties, on the north side of Offchurch Lane are not a natural fit with the proposed mixed housing development.

Traffic at this central point in the village on the A425 Southam Road is heavy in the morning and evening peak periods. These traffic flows will increase from Southam and surrounding villages as Stratford District housing plans are implemented. Access on to Southam Road from Offchurch Lane, School Lane and to a lesser extent Church Lane and the White Lion Public House intersect at this location. The additional traffic generated from Site 1 can only add to the complexity and hazard. Engineering

solutions will no doubt be proffered by WDC but there is doubt that they can be assured. It must be recognised in advance that these solutions can only be achieved by the introduction of a traffic island or traffic lights with an integrated pedestrian crossing to facilitate the increased traffic and changed traffic flows. This will change the rural nature of Southam Road in the vicinity of the Manor House, White Lion and Church Lane, with its historic setting, into an urban thoroughfare so destroying the present appearance at this most attractive point in the village.

The Parish Council is concerned that Gladman's plans requires an exit road on to Southam Road which will ultimately leave small parcels of land on either side of the new road. Responsibility for rights of access, intended future use, fencing and protection from future development needs to be declared by WDC who as the planning authority must ensure that these can be enforced.

The Residents Group (formed to oppose the development on Site No 1) although having no link to the Parish Council, has raised issues which the Parish Council endorse and consider require full investigation by WDC before any decision on Site No 1 is taken. These include:-

- 1) WDC's duty to protect the historic setting of listed buildings. (This provision apparently secured this site when previously considered in 1994)
- 2) Serious sewage and drainage deficiencies have affected School Lane and Church Lane in recent years and surface water running down Church Lane into the field during storms.
- 3) The need to give serious consideration to the Pegasus Group proposals for Site No3

Parish Council's observations on sites Nos 2, 3 & 4 in Radford Semele in WDC's Local Plan.

The Parish Council is concerned that other sites are not part of the current consideration, Site No1 only being under consideration as the Preferred Option. The Parish Council further recognises that if the decision were taken not to proceed with Site No1 then one or more of the other sites would become the focus for development. The Parish Council includes its views, supported by the village survey, in this response, as it forms part of the final conclusions.

Site No. 4 South West of the village, accessed from School Lane

Site No 4 was discounted by WDC on the grounds of 'impact on the main village centre and potential to encourage coalescence of settlements' The Parish Council supports WDC in this opinion.:-

- 1) Protection from merging with Leamington Spa is vital to preserving the future separate identity of the village. Leamington Spa has already extended eastward to its brook boundary limit. Protection of valuable agricultural land in this attractive rural landscape to the south and west with its interesting wild life is important.
- 2) Access to this site is via the narrow School Lane which has no possibility for widening. Where School Lane exits on to Southam Road traffic lights would be essential with an integrated pedestrian crossing. Traffic tail backs resulting from these lights on Southam Road would add further to the congestion at busy times. The objections to these changes are as stated for Site No1

- 3) Access to the school in School Lane is already a congestion point, requiring police intervention. It is the key pick-up and drop-off point for school children. Congestion would increase in the future with the resulting population growth.
- 4) Residents from The Gardens, School Lane Hamilton Road and its subsidiary roads currently make every effort to avoid using the exit through School Lane during school arrival and departure times due to congestion
- 5) Heavy construction traffic initially and then future increased traffic in School Lane would be a perpetual hazard for future generations of school children

Sites Nos.3 to the east of the village, off Southam Road

This site was discounted by WDC on the grounds of 'high landscape impact and insufficient vehicle access.' The Parish Council notes the concerns raised by WDC. Since the publication of the Local Plan, the Pegasus Group circulated (Jan 7-2014) its plans for this site followed by a public presentation at Radford School on Jan 15-2014. Pegasus plans extend over a site more than double the area shown in the WDC Local Plan. The additional land is available. Pegasus plans state that consideration is being given to access from Southam Road also visual impact, ecology, drainage, leisure space and tree planting, all are under consideration. Pegasus consider that the project is financially viable based on the building of approximately sixty houses.

The Parish Council makes the following observations:-

- 1) Site No 3 has many points in its favour. Acknowledging that a road access to/from Southam Road is necessary (Also applicable to Site 1) it is in a part of the village where the road can be modified without impact on traffic in other parts of the village.
- 2) The impact on neighbouring properties is reduced to a small number of residents.
- 3) Access to the village shop, post office and Community Hall is nearer than from Site 1 and equidistant from the school.
- 4) The retention of trees bordering Southam Road would quickly integrate the site as an established part of the village. At the construction stage of the planning process full consideration must be given to minimising the effect of 'high visual impact' It is noted that it is in a location where few people would notice 'high visual impact'
- 5) The 30mph speed restriction would need to be extended, the roadside footpath to Lewis Road improved and possibly an additional crossing point
- 6) This land has not been cultivated nor is it considered suitable for cultivation.
- 7) The objections raised by WDC regarding 'insufficient vehicle access' appear far less compelling than the problems accepted by WDC as soluble for Site 1.
- 8) The site has received a high level of support in the survey of residents' opinions.
- 9) Acceptance of this site as the WDC's Preferred Option would come as a big relief to many residents and give recognition that the opinions of local people matter.

Sites Nos. 2 to the East of the village off Southam Road -South West side.

This site was discounted by WDC on the grounds of 'high landscape impact and insufficient vehicle access.' The Parish Council notes the concerns raised by WDC

The Parish Council's observations are:-

- 1) The Parish Council, in its previous submission (July 2012) proposed a development on each side of Southam Road, including this site, each supporting forty houses. It would not impact significantly on traffic within the village and avoided coalescence with Leamington Spa. (The submission also included twenty houses at Cedar Tree Farm on Fosse Way.)
- 2) The Pegasus Plan on Site 3 now makes provision for sixty houses.
- 3) Site 2 is high quality agricultural land which will be lost to the agricultural economy. It supports extensive vistas to the south and west and an ancient footpath traverses this large field. A significant number of properties back on to these open vistas and these residents have the same concerns as those in Offchurch Lane under the Preferred Option Site 1.
- 4) The local resident's preferred outcome, is that the development on Site 3 for sixty houses is considered adequate as Radford Semele's contribution to the Local Plan. This would represent a 7.5% growth in the village housing stock.
- 5) If however WDC proceed with the full complement of one hundred houses then provision could be made for up to forty houses on this site. The location of the properties should be adjacent to Southam Road, as a ribbon development, corresponding to those in the Pegasus Plan.
- 6) Development on Site 2 creates needs similar to Site 3 and are repeated for completeness. The 30mph speed restriction would need to be extended, the roadside footpath to Lewis Road improved and possibly an additional crossing point. Access to the village shop, post office and Community Hall is nearer than from Site 1 and equidistant from the school.
- 7) Road modifications to accommodate the exits would be needed but could be linked to the Site 3 development.
- 8) The Parish Council requests that new properties are designed to interface sympathetically with existing properties.

Conclusions drawn from the Village Housing Options Response Forms completed by residents (Excluding replies in sealed envelopes addressed to WDC)

- 1) 89% opposed the WDC's Preferred Option Site 1
- 2) 7% supported Preferred Option Site 1
- 3) 4% expressed no opinion
- 4) 70 % supported development across Sites 2 & 3
- 5) 16 % supported Site 2 only
- 6) 2% supported Site 3 only
- 7) 1% supported Site 4

Conclusions of Radford Semele Parish Council- There are two options:-

Option 1

- 1) **The Parish Council requests Warwick District Council to change its preferred Option from Site No1 to site No 3 which will provide for 60 houses (or dwellings) as proposed in the Pegasus Plan**
- 2) **The Parish Council requests Warwick District Council to accept that a contribution by Radford Semele of 60 houses representing a 7.5% growth in housing stock is an appropriate contribution to current Housing Plans. The reasoning for this request is that Radford Semele already has a significantly higher proportion of semi-detached and terraced properties than the district average.**

Option 2

- 1) **The Parish Council requests Warwick District Council to change its preferred Option from Site No1 to Site No 3 which will provide for 60 houses (or dwellings) as proposed in the Pegasus Plan**
- 2) **The Parish Council requests that Warwick District Council allocates the remaining 40 houses between Site No 2 and Cedar Tree Farm. Houses built on Site No 2 to be built adjacent to the A425 Southam Road complimenting the development on Site No 3 as outlined in the Pegasus Plan.**

Signed Chairman Parish Council-Mr David E Chater 

Signed Clerk to Parish Council-Mr David Leigh-Hunt 

Approved By Parish Council 16 January 2014

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?

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 ATTACHED REPORT.

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