

January 14th 2014

Mr David Barber
Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5QH



Dear Mr Barber,

Comment on Warwick district Council Local Plan, Village Housing Options and Settlement Boundaries Consultation

I am writing to object to the planned development on Site 1 (East of Church Lane) in Radford Semele, proposing the building of one hundred houses next to the Church.

The village infrastructure can not take an extra one hundred houses and the preferred location is impractical and dangerous as well as threatening the whole character of the area.

The Southam Road through the village is very busy and adding the extra cars from 100 houses, probably over 200 vehicles, would stop traffic flow during rush hour. There is nowhere on this stretch of road that could safely provide access for so many cars to any new houses and the site is so clearly impossible to anyone who knows the village that I can not even believe it is being seriously considered.

The Grade II Listed Church is right next to the fields the Council plans to destroy, and therefore would lose its beautiful setting. There can be no excuse for ruining the setting of such an important building when so many alternatives are available. I would like to see the Council permanently remove the option of developing here. It is crucial to the identity and heritage of the village and covering the field in small modern houses is completely out of keeping with both the Church and surrounding residences, some of which are also listed. Development here has always been hidden or rejected - there is no reason to change this.

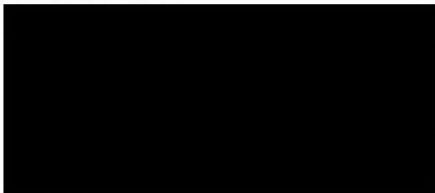
The natural drainage provided by the fields is important to all the surrounding roads and covering them in concrete is going to greatly increase the risk of flooding.

There has been no proper consultation of either the villagers or the Parish Council. I discovered the plot so late that I barely have time to write my objections and the Parish Council had presented perfectly good alternative sites which have apparently been rejected without proper consideration.

Sites 2 and 3 were ruled out on the basis of 'high landscape impact and insufficient vehicle access'. but site 1 is far worse on both of these points. Have the people making the decisions actually been to the village? Certainly the people at the last meeting seemed to know nothing about it. The Environmental Report used to discount these sites seems to be different from the areas suggested and they are the only places you could build an access road without stopping the traffic or potentially killing people. Site 4 was ruled out for 'impact on the main village centre and potential to encourage coalescence of settlements', but it is not the centre of the village and would not merge the village with Sydenham. There is no logic at all to these decisions and they can not be allowed to stand.

Please reconsider the 'preferred option'. It is ill-conceived, illogical, dangerous, completely undemocratic and would destroy Radford Semele as well as the lives of many of its residents. Option 2 should be the preferred site, with a reduced number of houses: the allocation of one hundred seems to be entirely arbitrary and without proper consideration or understanding of the village. It is far better to move the village boundaries than to build on the last open space.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Philip Coogan

WDC PLANNING
Ref
Officer
15 JAN 2014
SCANNED
CC CR FD MA
PRE GEN DIS