

Planning Policy
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

BY EMAIL

23252/A3/RC

20th January 2014

Dear Sir or Madam,

**WARWICK DISTRICT VILLAGE HOUSING OPTIONS AND SETTLEMENT BOUNDARIES
CONSULTATION – JANUARY 2014**

We are instructed on behalf of our clients, Taylor Wimpey UK Ltd to submit representations to the Warwick District Village Housing Options and Settlement Boundaries Publication consultation. We welcome the opportunity to submit comments on the content of the publication.

The focus of these representations is on the settlement of Radford Semele, and specifically Site 2 – land south of Southam Road.

Please note that these comments are made solely in terms of the Village Options document and do not prejudice previous representations to the New Local Plan on behalf of Taylor Wimpey UK Ltd in relation to the overall scale of growth within Warwick District and any impact this may have on the scale of growth in Radford Semele.

In terms of the broad comments in 'Table 3: Overview of Findings' on page 27 of the document, we consider that an appropriate access can be achieved on to Southam Road and thus we do not consider this to be a constraint to development. The access is likely to take the form of either a right turn lane or a roundabout junction, which will be determined in more detail following further consideration of design parameters and the requirements of the area. However it is considered both options can be delivered without the need for third party land.

Furthermore, whilst we note the concerns in relation to the openness of the landscape to the east of the settlement, the edge of the settlement in this location is poorly defined. It is considered that an appropriate development in the area of Site 4, with appropriate planting to screen the development, could provide betterment over the current position.

Site 4 shows an area of 6.2 ha, however, an updated site area is available. The land being promoted on behalf of Taylor Wimpey UK Ltd stretches further to the south, however, it does not continue as far along Southam Road to the east. It is considered that this area fits better within the built form of Radford Semele and thus would have a reduced impact. This would give a total site area of 6.3 ha, which would ensure that a suitably designed development could meet the full needs of Radford Semele (100-150 dwellings) over the Plan period to 2029. We request that the site boundary is amended to take account of the site that is available.

The attached concept masterplan for the site shows a sensitively designed scheme which takes

account of the rural nature of the area, and specifically the relationship with the open countryside to the east and south. This design would deliver a development of the appropriate scale in a sustainable location and would limit any negative impacts.

The proposed development fits within the existing settlement layout of Radford Semele would have robust and defensible boundaries provided by a landscape buffer to the east and south. The northern boundary is provided by Southam Road and the western boundary by existing residential development off of Lewis Road. A retention pond would be located in the south western corner of the site as indicated on the attached plan.

The main access into the site would be taken from Southam Road to the north. In addition it is proposed that the existing footpath be retained and enhanced and would serve to provide pedestrian linkages to the existing community.

This site forms a logical extension which would seek to retain and enhance the character of the area and can be delivered in a sensitive manner. The development could also cater for an appropriate mix of housing to meet local needs and would incorporate open space.

The concerns over achievability of an access are the main concern of the Council in terms of the site assessment matrix in Appendix 6. However, other factors that are mentioned include a gas pipeline which runs east-west across the site, the footpath running east-west across the site and the landscape impact of development in this location.

In terms of these concerns, firstly, any impact of the gas pipeline would be considered at a detailed design stage; however, an appropriately designed scheme could mitigate any impact. Secondly, the footpath would be retained and enhanced as a result of the development. Finally, it is considered that appropriate planting to screen the development could be achieved on the southern and western boundary and could provide betterment over the current situation in this regard.

Summary

In summary we consider that the needs of Radford Semele over the Plan period to 2029 would be best met through Site 2 (as amended) being the preferred option for development. This location, in terms of the impact on the landscape and integration with the built form of the settlement provides an appropriate and sustainable location for growth with strong development boundaries.

Initial appraisals of the site have led to the attached masterplan being created. This demonstrates that the site can be delivered in a manner which meets the full needs of the Radford Semele.

We trust that you find this information of assistance, however, if you have any further queries then please come back to me as per the contact details on this letter.

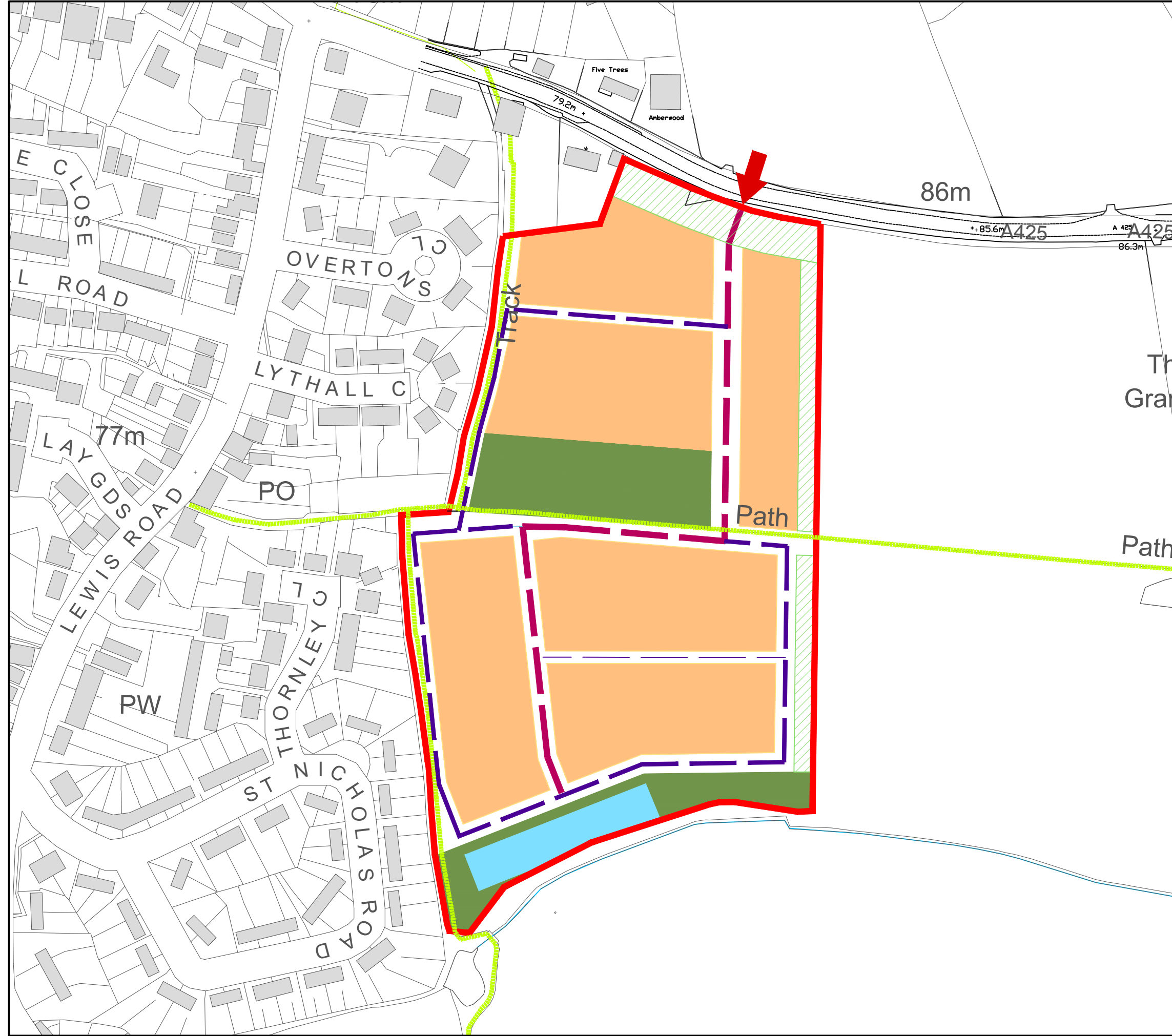
Yours faithfully,



RUSSELL CROW
Senior Planner

The scaling of this drawing cannot be assured

Revision _____ Date _____ Drn _____ Ckd _____

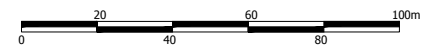


- Site Boundary
- ➔ Site Access
- Developable Area
- Open Space
- Buffer Planting / Landscape
- Retention Pond
- Primary Street
- Secondary Street
- Existing Footpath

Project
**South of Southam Road
 Radford Semele**
 Drawing Title
Land Use Option 1



| | | | |
|---------------------|-------------------------|----------------|----------------|
| Date 17.01.14 | Scale 1:2000@3 | Drawn by NK | Check by AP |
| Project No 23253 | Drawing No RG-M-03-1 | Revision A | |



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