

From: Debbie Davis [REDACTED]
Sent: 14 January 2019 14:46
To: Planning Policy
Subject: Land East of Kenilworth Development Brief

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam

Ref: Land East of Kenilworth Development Brief

I would like to make the following objections, regarding the above development brief.

Access

Chapter 8 Page 145 shows vehicular access into the site from Thickthorn Close leading to a secondary route around the site.

Chapter 8 Page 144 and 145 indicate that this will be the only access point into the site (there is no connection shown to the new spine road). If it is the only access then it can't be considered as secondary.

As such I wish to raise the objection based on the following:

- The above would require traffic from the A46 and Leamington Roads to access the site via the St John's Gyratory system, then Birches Lane and Thickthorn Close.
- Chapter 7 Page 84 makes reference to the potential of using Thickthorn Close as an access but states they will be unlikely to be considered appropriate means of main accesses points into the wider site and any development off these accesses would need to demonstrate its connectivity with the remainder of the site. It also states impact upon residential amenity will be a consideration when assessing the suitability of these access points. While not proposed for vehicular access the accesses do offer good potential for the use as emergency access points and enable opportunities for good connectivity to the existing town for walking and cyclist.
- In Chapter 3 planning policy framework at page 26 – The Kenilworth Neighbour Plan Policy – KP4 is stated as including (amongst other key bulleted points) ... the protection of the residential amenity of the existing development along Leamington Road, Glasshouse Lane, Birches Lane and the roads off towards the developments including the planted verges in such areas.
- At page 44 Chapter 5 of the development brief it is suggested that, amongst other things, ... development proposals should seek to ... remain existing pedestrian/cycle connectivity and create opportunities for improved connectivity with the town and adjacent countryside, ... whilst seeking to minimise ... the impact on existing residential properties.
- Later at Page 49 Chapter 5 figure 22 indicates the existing access points to the whole development site and, sensibility perhaps, does not refer to an access point of Thickthorn Close.
- At Page 58 Chapter 6 Vision and Objections item 3 of the development objectives is cited as the delivery of an effective and efficient transport system.
- By making the access via Thickthorn Close there will be a loss of amenities to existing residents, an increase in traffic onto existing streets and a subsequent risk to pedestrians and cyclists.

Given all the forgoing and particularly the sited references from the development brief regarding protecting existing residential amenities etc, it seems wholly inappropriate to include a full vehicular access point at the end of Thickthorn Close which is itself a narrow road and cul-de-sac. Rather it seems appropriate to positively plan for and integrate a new development for pedestrian and cycle connectivity only at the ends of Thickthorn Close but with all vehicular access being provided off the proposed primary routes. This will also help to ensure that any proposed development at the end of Thickthorn Close is not promoted in advance of the main scheme and therefore, in advance of any perceived betterment that the whole scheme may bring to the town.

Property Types and Scale

Chapter 8 Page 150 indicates a mix of bungalows as well as 2 and 3 storey properties being located in the section of the site between Thickthorn Close and Leamington Road. Page 150 also states it is recommended that the scale of the properties is similar to the scale of the neighbouring properties.

Based on the above I would like to object based on the fact that Thickthorn Close is primarily made up of bungalows where the plan indicates the majority of new dwellings being 2 and potentially 3 storeys.

I would like the above points to be formally recorded as part of the consultation process and would ask that you confirm this by email or in writing.

Kind Regards

Debbie & Will Hirons

