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Dear Sir,

Re: Local plan Lapworth/Kingswood

Objections.

The name of the area covered has now changed from Lapworth to Kingswood. I am aware that at a recent Lapworth Parish council meeting this issue and the issue of the increase in the number of houses to be put into the area were raised with Cllr Caborn. I am not aware of any response he gave to this. However it appears that the increase in the numbers is due to the inclusion of the site of the former Kingswood Nurseries in Rowington. My understanding was that there was to be no development in Rowington. It appears that by changing the name and adding this additional site the residents of Rowington are unlikely to challenge this site at this point, as they are under the impression development will be in Lapworth.

Nowhere in the plan is the area known as Kingswood defined. However from the one map I finally managed to find on the Warwick District web site the area shaded as Kingswood in the Lapworth area covered only the front part of the land formerly known as Kingswood Nurseries. This part of the site has already been developed by the building of Nursery Cottages. How then can the back part of this site be in the Lapworth or Kingswood area. It should not be included in the local plan.

In this area there is an issue of flooding on the Old Warwick Road. Further development on a site which is adjacent to the Brook will only mean more water will enter the brook and then back up to flood the road. In the proposals put forward by Mr and Mrs Bull there is an acknowledgement of a flood risk as they intend to install a gabion to prevent the new properties from any flood risk. This however takes no account of where the excess water will go or the effect on existing properties.

Mr Bull has made presentations to the local parish councils where he has spoken about building 17 properties on the land. This is an intensive development on the site. What he has not stated at the meetings is that the land, if accepted under the local plan, could take 50 houses. This was clearly stated on the response form to the council about the local plan, which was submitted on his behalf in July 2012.

If further properties are placed on this site this will have an adverse effect in terms of light and noise pollution for the surrounding existing properties. The road near to the access for any new properties is already problematic due to parking issues and the garage over the road.

The local plan now shows that in the whole Kingswood area there are to be 100 – 150 new homes. Where is the evidence to show a local need for so much new housing here? The last local survey showed a need only for 6 new dwellings and there is always a plentiful supply of houses for sale in the village.

What percentage of these homes if any are to be for low income families? Recent experience of the building of houses on Kingswood Nurseries was that they are represented during the planning process as low cost housing and for those wishing to downsize. Neither of which turned out to be the case.

There are few if any local jobs. Any low income families would have to travel to work. The public transport in Lapworth is not adequate. I write as one of a relatively small band of people who has used the public transport in Lapworth on a regular basis over the last 30 years. The trains are becoming less frequent, with gaps of 2 hours between trains in the middle of the day and 1 hour in the evening. Any buses which run are for shoppers and only run at best 3 times per WEEK. It is all too easy for people to state in applications that there are trains and buses, when they do not use them on a regular basis.

Improvements would have to be made to the current infrastructure of the village to accommodate an additional 100 – 150 homes. The school is already full. I can find no mention in the local plan for improvements to the current infrastructure.

Overall I object to the proposals for such a large increase in homes, in such a small area.

Yours sincerely



Mrs C Clements.