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Ms Tracy Darke
Head of Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa.
CV32 5HZ

WDC PLANNING
Ref
Officer
- 8 JAN 2014
SCANNED
CC CR PD MA
PRE GENI DIS



Replied 9/1/14
TJS

3 rd January 2014

Dear Ms Darke.

Radford Semele New Housing Proposal.

Firstly, I wish register my complete disgust and total objection to the fact that this plot of land was not identified in Warwick District Council's original consultation proposals in June 2013 and is now identified as your preferred option. -WHY AND WHAT FACTORS HAVE CHANGED THE DECISION ?-Please reply. *

This decision should be repealed immediately and the correct and democratic procedure involving the interests of the village residents, the Parish Council and the developer with in-depth re-evaluation...

The Parish Council especially, to whom I pay for as part of my Council Tax, and the villagers were not given the opportunity of consultation or any involvement in the decision for your preferred site which is undemocratic and UNACCEPTABLE this is devious planning through the back door and there is NOW TOTAL MISTRUST AND LACK OF CONFIDENCE IN THE COUNCILS ABILITIES AND THE MANAGEMENT OF THE CONSULTATION ETHICAL PLANNING PROCESSES. Why has this been allowed to happen? -Please reply. *

The proposed developer has no interest of the impact on the Village or the wider effects of the proposals will have on the village and the surrounding environment and is only interested in maximising profit as shown by them in other parts of the country where they have completely destroyed village environments.

The location for 100 (now understood to be 130 high density houses) is totally ridiculous and it appears that you have not thought this out professionally and not the decision that I would expect from our Council. Who has changed the figure and on who's authority? *

The site is adjacent to the A425 which is one of the busiest AND CONJESTED roads in the area if not the busiest and accommodates commuter traffic from the Fosse Way, the east and the neighbouring villages and is a major arterial road access for heavy industrial traffic . Any increased traffic from a new estate would make the area extensively dangerous as traffic approaching from either side has very limited forward visibility especially from the East. It is totally unable to accommodate further traffic from another 100+ houses locally let alone even further traffic from new developments at Southam, and

other developments in the east where the employment would most likely be in Leamington Spa, into one junction.

You rejected previous options to the east of Radford Semele, North and South of the Southam road which offered less overall impact owing to insufficient vehicle access. How is your now preferred plan any different. There is even greater inhibited and insufficient vehicle access. In fact it defies all logical argument. Again you have not thought this out professionally. Perhaps there is other information that we are not party to.-Please reply. ✖

High density housing creates a high number of children who would have to cross one of the busiest roads in the morning rush to get to the school and services and in the evening at a time when there is an increase in busses and traffic. THIS IS DANGEROUS FOR THEM AND THE LOCAL SCHOOL IS VERTUALLY AT CAPACITY NOW so what are you going to do for local schooling? -Again not thought out. ✖

It was understood that access from this site would be onto the A425 near to the point where it meets School Lane where many of our children attend school and would have to cross this busy road.

It is also now understood that the road access could be opposite the White Lion Public House an even more inappropriate site.

The position of the access road shown on the information received from Gladmann Developments, whatever the final design, is not acceptable. The A425 reduces to an unsighted narrowing pinch point where Offchurch Lane connects and further access from the proposed development would increase the dangerous nature of the area.

There will be a tremendous increase in traffic at any new input roads or a roundabout will result in traffic gridlock with static traffic to the Fosse Way roundabout and beyond and would affect the free flow of traffic on the Fosse Way. IT WOULD BE REMISS OF YOU AND UNPROFESSIONAL IF YOU DID NOT CONSIDER THIS.

It is increasingly more difficult to emerge safely from Offchurch lane now which can only be achieved with some risk and any increase in traffic from a new estate and the possibility of further employment at Ricardo Ltd would make it unacceptably busy and more difficult to safely negotiate for the residents.

The proposed plan shows pedestrian and cycle access on to Offchurch Lane. If as I understand that this access was declined for traffic as it was dangerous for traffic emerging owing to the very restricted forward vision of southbound vehicles in Offchurch Lane, what chance would a cyclist have?

All of the services in Radford Semele, Village shops, community centre, post office and the school are on the south side of the busy A425 and any increase in population again would have to cross the busy road to access them. YOU DO NOT APPEAR TO HAVE CONSIDERED THIS IN CONNECTION WITH YOUR PREFERRED OPTION.

The site is currently being promoted by an aggressive developer (Gladman Developments) who are, notorious in securing green field sites across the country by using loopholes in planning laws for development land and forcing the development on to the existing residents, and totally destroying the area and then walking away-THIS IS NOT ACCEPTABLE

We believe that there are more appropriate alternative locations in and around Radford Semele many of which have not even been considered. It is important that all these sites are re-assessed properly and professionally so housing is placed where the immediate community wants it and decisions are not led by the greed of development companies who are based on the other side of the country and do not wish to know anything of our Village life and community.

Your preferred option is total in the wrong place and Warwick District Council must without delay reconsider its decision and the proposals.

To answer the communication recently received from Gladmann Developments:

I am not, or do I know anyone who requires "affordable housing" in Radford Semele there is already a higher ratio of affordable housing than the national minimum requirements.

There is always adequate housing for first time buyers owing to the higher ratio of affordable housing. In fact the village has above district average percentages already of semi-detached and terraced housing.

There are no particular types of houses that Radford Semele is currently lacking it is a well-balanced facility

The community facilities are more than perfectly adequate for the present population.

There are other sites in Radford Semele that can be considered to accommodate new housing and have very little impact on the immediate surroundings and the wider environment. WE ARE THE VILLAGERS AND WE DEMAND TO HAVE OUR SAY IN THE INTERESTS OF DEMOCRACY.

There is a Public open space shown on your preferred option. Again you do not seem to have considered children crossing the busy A 425 to accesses this.

We totally reject your proposals.

I look forward to receiving your replies to my questions.

Yours faithfully