

# LOCALPLAN

helpingshapethedistrict



Warwickshire Direct

## Village Housing Options 20 JAN 2014 Response Form 2013 Leamington

For Official Use Only

Ref: 8638

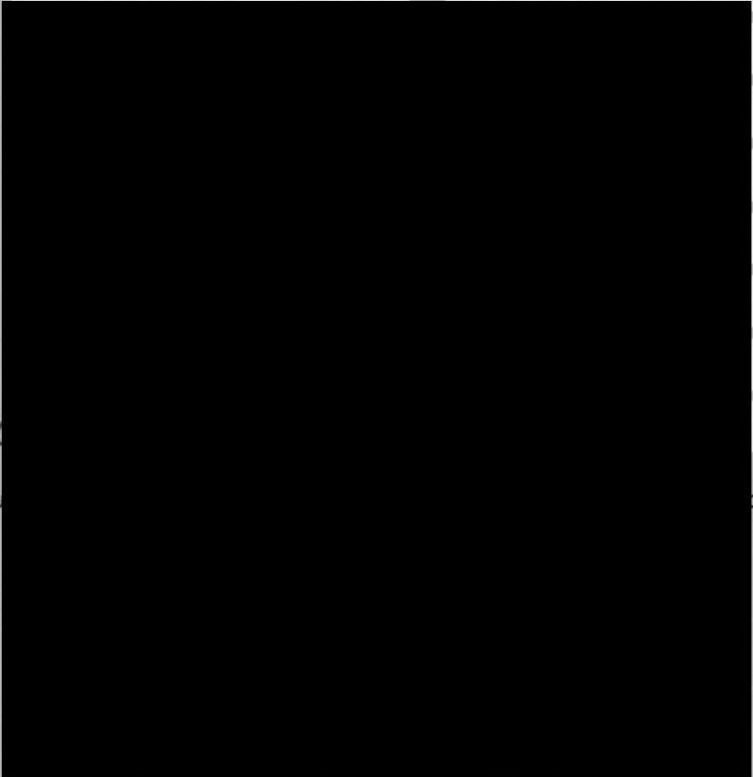
Rep. Ref.

Please use this form if you wish to support or object to the Village Housing Options and Settlement Boundaries.

**If you are commenting on multiple sections of the document you will need to complete a separate copy of either Part B and/or Part C of this form for each representation.**

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: [www.warwickdc.gov.uk/newlocalplan](http://www.warwickdc.gov.uk/newlocalplan)

### Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	MR.	
First Name	ANDREW	
Last Name	JONES	
Job Title (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		
Would you like to be made aware of future consultations?		
About You: Gender		
Ethnic Origin		
Age		
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, parish council?	word of mouth - neighbour	

## Part B - Commenting on the Village Housing Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet  of

Which part of the document are you responding to?

56

Page

7

Chapter

Paragraph

12

Table or Figure

12

Village Plan

What is the nature of your representation?

Support

Object

Please set out full details of your representation of support or objection. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

I object to the preferred option (Site 1)  
Set out on page 56 of the Village  
Housing Options and Settlement Boundaries  
consultation. This site is to the North  
of the A.425 Southam Road in Radford  
Seemle

My reasons for objecting are set  
out on the attached separate sheets.

( 8 pages  
attached)

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## Part C - Commenting on the Indicative Settlement Boundaries

If you are commenting on multiple sections of the document, you will need to complete a separate sheet for each representation

Sheet  of

Which settlement are you responding to?

Radford Semete

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (use a separate sheet if necessary).

Please see the attached sheets

- I object to the village bandamy being extended to include <sup>site</sup> (1).

The bandamy shard instead be changed to include site (2)

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## Guidance on Making Representations

- Please use this response form as it will help the Council to keep accurate and consistent records of all the comments on the Plan, alternatively complete online at [www.warwickdc.gov.uk/newlocalplan](http://www.warwickdc.gov.uk/newlocalplan)
- If you wish to make comments on more than one aspect of the Plan, please use a separate copy of either Part B and/or Part C of this form for each
- You may withdraw your objection at any time by writing to Warwick District Council, address below
- It is important that you include your name and address as anonymous forms cannot be accepted. If your address details change, please inform us in writing
- All forms should be received by **Monday 20 January 2014**.
- Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998
- To return this form, please drop off at one of the locations below, or post to: **Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH** or email: [newlocalplan@warwickdc.gov.uk](mailto:newlocalplan@warwickdc.gov.uk)

## Where to see copies of the Plan

Copies of the Plan are available for inspection on the Council's web site at [www.warwickdc.gov.uk/newlocalplan](http://www.warwickdc.gov.uk/newlocalplan) and at the following locations:

Location
<b>Warwick District Council Offices</b> Riverside House, Milverton Hill, Royal Leamington Spa
<b>Leamington Town Hall</b> Parade, Royal Leamington Spa
<b>Warwickshire Direct Whitnash</b> Whitnash Library, Franklin Road, Whitnash
<b>Leamington Spa Library</b> The Pump Rooms, Parade, Royal Leamington Spa
<b>Warwickshire Direct Warwick</b> Shire Hall, Market Square, Warwick
<b>Warwickshire Direct Kenilworth</b> Kenilworth Library, Smalley Place, Kenilworth
<b>Warwickshire Direct Lillington</b> Lillington Library, Valley Road, Royal Leamington Spa
<b>Brunswick Healthy Living Centre</b> 98-100 Shrubland Street, Royal Leamington Spa
<b>Finham Community Library</b> Finham Green Rd, Finham, Coventry, CV3 6EP

You may also find information at venues in your local village or by contacting your local Parish Council.

Where possible, information can be made available in other formats, including large print, CD and other languages if required. To obtain one of these alternatives, please contact 01926 410410.



## Village Housing Options and Settlement Boundaries consultation.

- 1) I object to site (1) in Radford Semele being the preferred site.
- 2) Site (1) is adjacent to St. Nicholas Church, a listed building, and as such the setting of it should be protected. Site (1) is also adjacent to another listed building, the White Lion pub. The setting which needs to be protected is both the views to the church and also the views from the church.

The developer who is interested in site (1) has suggested "public open space" in front of the church. However, such space will not be adequate especially when looking from the church. At present there is an open rural landscape in view when looking from the church and harm would be done to the heritage setting of the church if the field behind Offchurch Lane and bordered by the old railway line was lost to 100+ houses.

(2)

(3) "English Heritage" sets out in their policy document in 2012 that the setting of Heritage assets must be protected.

In addition, National Planning Policy Framework (NPPF) states that Heritage sites must be protected.

(4) In a more general sense, the green open aspect of this site should be protected as it is a significant historic open space in the Radford Semele landscape.

In 1994 a planning Inspector's report was published regarding a suggested development site (1). The Inspector concluded that this site should be protected as it comprised a major green/open space separating Radf from Leamington Spa. Nothing has changed in the intervening years, i.e. the need to protect the open village setting from eventual merger with Leamington Spa is still essential.

Warwick District Council strongly opposed building on this site and the

(3)

4) can'td

national need for more houses does not justify a change of the policy of rejection of site (1).

The 1994 Inspector's report also noted that site (1) was remote from the village heart with nearby houses "peripheral" to the main part of the village. It should be noted that Radford Sewerage was considered suitable for additional houses because of its facilities - shops, pub, school, community centre - it is therefore not sensible to locate new houses on the opposite side of the busy A. 425 Southam Road. Anyone wanting to use those facilities will have to cross that busy road

5) I also object to site (1) on grounds of traffic congestion/danger. Building 100<sup>+</sup> new houses in that location would add considerably to the dangers and congestion in the village. If site (2) were chosen instead, much of the traffic from it would not have to enter the village as it would exit by going towards the Fosse Way and

(4)

5) cont'd  
on to commuter routes such as the M.40.

6) Summary. - Site (1)

I object to site (1) on grounds that:-

(a) The adjacent listed buildings (especially the Church) would have their setting harmed if the site were built on.

(b) The site is in the wrong place for new houses in the village because all the facilities of the village are on the other side of the busy A.425 main road.

(c) The 1994 Planning Inspector's report opposed use of the site for houses and WDC strongly rejected site (1) as well.

(d) The main road is congested and also dangerous at peak times and the additional houses on site (1) would cause an unacceptable increase in congestion/danger on the road.

cont'd



(5)

## (7) Alternative sites

Three other sites are mentioned in the consultation document. Site (2) in particular could accommodate the additional houses suggested for Radford Lane.

WDC have considered this site and it has been discarded for, what I believe, are invalid reasons.

(a) Visual impact: The assessment reaches a spurious conclusion re. site (2) because the assessment was made regarding land from the village edge all the way down to the fosse way. In reality, the area needed at site (2) for 100+ houses is only a tiny fraction of that area.

Therefore, the visual impact from site (2) would be minimal. Site (2) therefore remains a valid option.

(b) Traffic: ~~Ass~~ Access to site (2) has been said by WDC to be unachievable.

(6)

(7) Alternative - Traffic contd.

I am aware that a traffic study / report has been prepared by a specialist traffic consultant who has concluded that safe access can be achieved for site (2).

8) Other reasons in favour of site (2)

(a) Site (2) is not peripheral to the village and houses on its ward have pedestrian access to the village centre and all the facilities it contains. Such access to the village centre ward not involve crossing the busy A. 425 Southam Road.

9) Remaining village sites

Sites (3) and (4) have also been rejected by WDC and I am not convinced by the reasons put forward.

(a) Site 3: Access / Visual impact issues are the same as site (2) and WDC reasons for rejection are not valid. A traffic report shows that access can be

(7)

(9) Remaining sites can't be

(a) achieved at site (3). As for visual impact, the site is small with corresponding visual impact and, again, the WDC assessment is invalid because it relates to a huge area of land running down to the fosse way and not this site specifically.

(b) Site 4: This site has been said to cause the merger of Radford Semele and Leamington. This is not correct - please consult a village map as it will be seen site (4) merely "rounds off" the village boundary.

10) Conclusion.

The village boundary should not be extended to include site (1) - an unnatural and peripheral extension to the village. Instead it should be re-drawn to include site (2) which can provide a safe, sustainable, site to accommodate

(8)

10) conclusion cont'd

new houses close to the village heart where easy pedestrian access to village facilities is available.

Andrew Jones

