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WDC PLANNING
Ref
Officer
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WARWICK DISTRICT COUNCIL

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Ref: 172.
Rep. Ref. A-1608

Revised Development Strategy Response Form 2013

Please use this form if you wish to support or object to the Local Plan - Revised Development Strategy.

If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B 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**

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	RADFORD SEMELE	MR
First Name	PARISH COUNCIL	DAVID
Last Name		LEIGH-HUNT
Job Title (where relevant)		CLERK TO COUNCIL
Organisation (where relevant)		[redacted]
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 on the new Local Plan? ☑ Yes ☐ No

About You: Gender N/A

Ethnic Origin N/A

Age N/A ☐ Under 16 ☐ 16 - 24 ☐ 25 - 34 ☐ 35 - 44 ☐ 45 - 54 ☐ 55 - 64 ☐ 65+

Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, bin hanger?

Part B - Commenting on the Revised Development Strategy

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

Sheet 2 of 8

Which part of the document are you responding to?	THOSE PARTS OF THE DOCUMENT
Paragraph number / Heading / Subheading (if relevant)	RELEVANT TO THE PARISH
Map (e.g. Proposed Development Sites – District Wide)	OF RADFORD SEMERE
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).

RADFORD SEMERE PARISH COUNCIL WERE INVITED TO COMMENT ON THE LOCAL PLAN CONSULTATION DOCUMENT ISSUED IN 2012.

THE PARISH COUNCIL SUBMITTED THEIR RESPONSE IN A PREPARED REPORT DATED 23.7.12

THE FACTUAL POSITION HAS NOT CHANGED SAVE THAT W.D.C. NOW PROPOSES THAT 150 HOUSES ARE TO BE BUILT IN THE PARISH AREA.

THE VIEWS/POSITION OF THE PARISH COUNCIL HAVE NOT CHANGED. HERETO IS ATTACHED AND SUBMITTED A COPY OF THE REPORT DATED 23.7.12 AS THE PARISH COUNCIL'S POSITION IS THE SAME AS PREVIOUSLY SUBMITTED.

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Ref: Rep. Ref.

Radford Semele Parish Council's response to
Warwick District Council's plan for 100 houses in Radford Semele

Section 1- Contact with CPRE

Radford Semele Parish Council has consulted, together with other parish councils, with CPRE (Council for the Protection of Rural England) as part of its process for formulating a response to the Warwick District Council's 'Local Plan-Preferred Options' to build 100 houses in the village of Radford Semele, along with four other villages.

Whilst CPRE intends to formulate a general response, some of its observations have direct relevance to the views and concerns being expressed by residents in Radford Semele.

CPRE stated that the future needs for housing are based on Government projections for growth at a national level which are then subject to a process of analysis and accepted formulae. This process ultimately arrives at an allocation for the District. The District allocation is then spread locally, resulting, in this particular case with 100 houses being allocated to just five villages. There is no consideration for local needs, its effect on the local community and landscapes, nor is there any substance to the reason for selecting these villages.

. Government projections of population growth are notoriously wrong, the nation is in recession, lack of funding and ability to afford mortgages is a long term problem. The Local Plan projects a rate of building never previously achieved, this together with strong valid objections from interested parties, leaves the conclusion that the Plan, as now envisaged, will be subject to major change, as the case is not made.

CPRE also drew attention to the impact that the planned level of growth will have on road access into and out of Leamington and Warwick which is already virtually at a standstill during the daily peak periods.

CPRE questions the need for the proposed level of housing growth, which in turn creates a demand for yet more employment opportunities. It drew attention to the fact that District Councils are incentivised for growth by Government. The expectations for higher future income streams are expected to finance future growth in infrastructure and facilities. This is not a certain outcome, nor is the Local Plan providing any evidence.

Section 2 Impact of the Local Plan on Radford Semele

Radford Semele Parish Council has considered the Local Plan under the following headings:-

1) Road Structure
2) Radford Semele - Housing needs
3) Infrastructure in Radford Semele
4) Employment opportunities in Radford Semele
5) Overview of the impact of a **100 houses development**.

1) Road Structure

Other than Southam Road and Offchurch Lane, all roads leading from these roads, provide very restricted access into cul-de-sacs and are therefore unsuitable as a means of access to further housing development. Lewis Road is narrow and particularly congested. Lewis Road and School Lane, which is also narrow and experiences

additional school traffic, both provide difficult exits onto Southam Road. The exit from Offchurch Lane onto Southam Road is difficult at peak periods due to the quantity of traffic travelling into Leamington from the Long Itchington area.
Other constraints on development are the high pressure gas main passing through the village, flooding due to inadequate road drainage systems on Southam Road/School Lane and flooding from surface land water previously experienced in The Valley.
The small housing development on Fosse Way, which has been proposed as a possible site for some further development, is inaccessible except by motor transport.

Conclusion- The addition of 100 Houses does not fit into the existing village road structure. A housing development on this scale would require a new entry point direct from the main Southam Road A425. Similarly a new access would be necessary on Fosse Way. Both of these new accesses would require additional traffic control on these very buy roads.

2) **Radford Semele -Housing needs**

The village has a wide range of houses covering all quartiles of the local housing price structure. It has a significant number of houses in the first quartile band so providing opportunities for those able to enter for the first time into ownership. It has a number of houses under the control of housing associations. Over years many people have moved, within the village, in order to meet their changed personal circumstances.
A 'Housing needs survey' carried out several years ago, identified a desire for one or possibly two additional affordable houses.
A significant number of residents are located close to the perimeter of the village and enjoy rural views. They treasure this aspect of their location and they also consider that it reflects in the value of their property. Any proposal for new building adjacent to their property touches their deepest concerns and anxieties.

Conclusion- There is no public evidence of a call in favour of 100 additional houses.

3) Infrastructure in Radford Semele

The village has two churches, community hall, playing field, village shop, post office, Church of England School first school and a limited range of bus services. All of these facilities would be available to a new housing development in proximity to the village.
There are no medical services, health clubs, leisure facilities etc. Parking facilities, adjacent to the shop and post office are minimal, due to lack of available space. This already limits the number of people who choose to stop at these shops.
The effect on the school, regarding its ability to take additional numbers within the existing facility, would require evaluation.

Conclusion – To what extent a new community would choose to integrate itself into the local community is uncertain. The additional traffic, where most of the facilities are located, would be unwelcome.

4) Employment opportunities in Radford Semele

There is one significant employer in Radford Semele engaged in high engineering design. Other employment opportunities within the village are few. It is likely that most of the two hundred additional cars arising from a 100 houses development

would follow the course of other residents and travel into Leamington/Warwick and more distant employment locations.

Conclusion- The additional cars would add further to the existing congestion within the village, the town and approach roads.

5) Overview of the impact of a 100 houses development.

The Local Plan-Preferred Options which projects a utopian society after the Plan is fully implemented, contains the following objectives:-

a) To replace existing 'Areas of Restraint' with a network of 'Green Wedges' around our towns.
b) Avoid growth which could lead to existing settlements merging.
c) 40% of homes to meet the need for affordable housing.
d) A proportion of the homes to meet the needs for those with disabilities.
e) To meet the needs of older people, including extra care housing.
f) To reduce congestion and pollution.
g) To provide more inclusive and affordable transport options.

The overview of Radford Semele, held by the Council and supported by many residents, is that the village is unique in that it is in close proximity to the town but enjoys the privilege of separation. The separation allows it to exist within, and have extensive views over, some of the most attractive countryside in south Warwickshire. Although the countryside is not designated as being within the Green Belt, its appearance is superior to many areas with that designation and it must be protected.

The village has continued to maintain an internal identity which has facilitated friendships for all age groups. Associations including children's activities, adult groups and senior citizens luncheon clubs etc. reflect those long term relationships. A 100 houses addition, would represent a 12% increase in houses and population and is likely to tip the village further towards a dormitory suburb of the town.

The Parish Council supports the first two objectives listed above from the Local Plan, i.e.' Replacing areas of restraint with 'Green Wedges' and 'Avoiding growth which could lead to existing settlements merging' (a. & b. above)

The Parish Council questions whether 40% affordable housing is an appropriate proportion of any future development, given the level of existing similar properties within the village. (c. above)

The Parish Council considers that the boundary areas to the village would not be particularly conducive to the requirements of those with disabilities and older people requiring extra care. (d. & e. above)

The Parish Council approves of the objectives to reduce congestion and pollution but cannot reconcile it with the fact that virtually every occupant would work somewhere other than in Radford Semele and require a car to reach their employment and virtually every other activity. (f. above)

The Parish Council notes the Plan's reference to affordable transport, but would comment that local public transport from the village is at best, a half hourly service into Leamington. (g. above)

Section 3- Parish Council conclusions

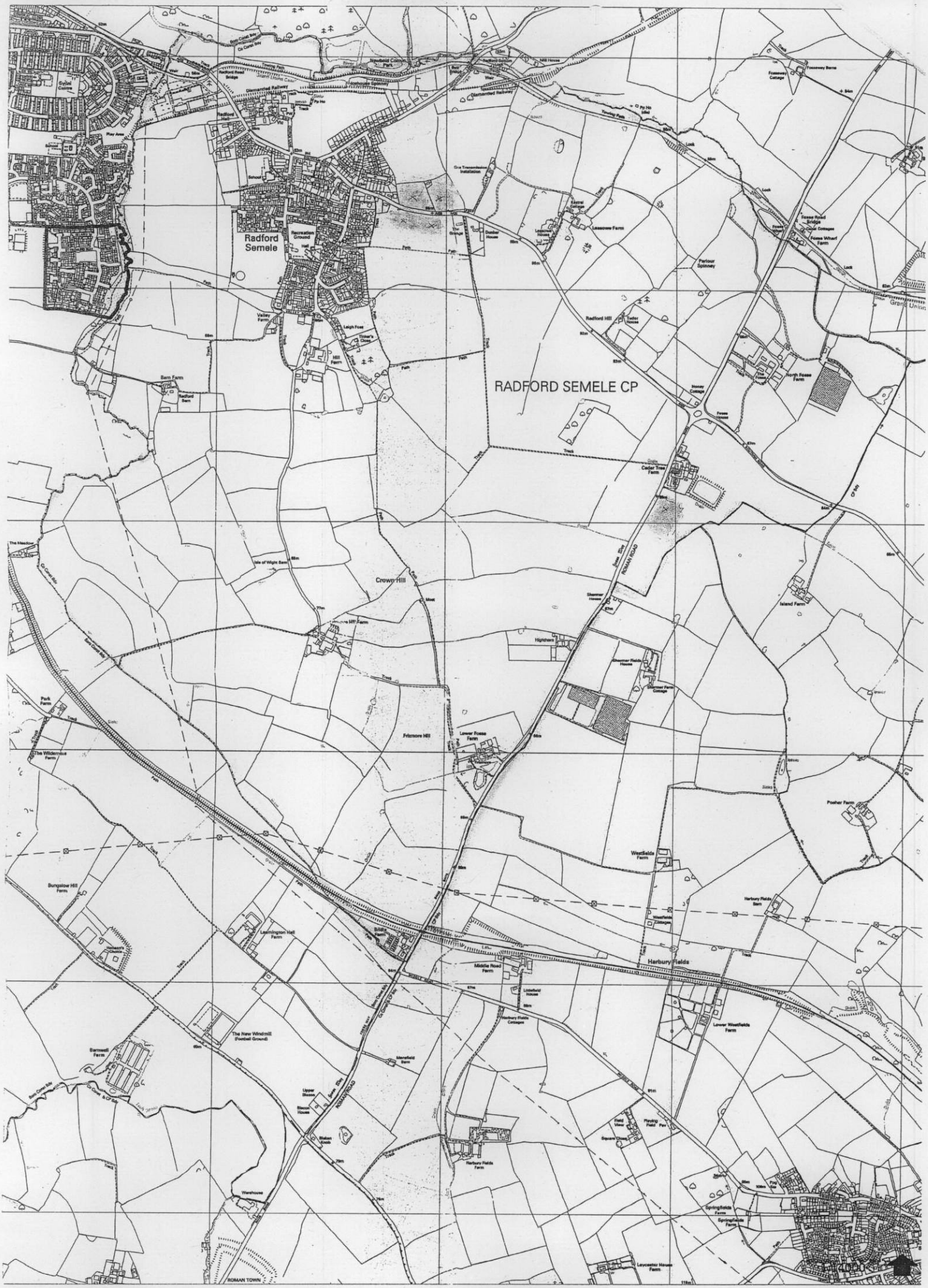
I) The Parish Council recognises that a decision may be made by Warwick District Council to construct houses in Radford Semele as part of the Local Plan.

2) The Parish Council recognises the need to observe the new 'Green Wedges' and to 'Avoid growth which could lead to existing settlements merging' It is judged that a development on the East Side of the village would therefore facilitate these objectives and in the generality, continued separation from Leamington would be supported by residents.

3) The Parish Council requests that Warwick District Council reduces the proposed number and the composition of houses, bringing the number down to a level more compatible with people's expectations for organic growth.

4) Any development will impact on residents in adjoining locations and it is certain that that there will be considerable objection once any particular site is specified.
As it is not the Parish Council that will make the final decision, it is incumbent on Warwick District Council to present their concluding view on a public platform to the residents of the village.

Prepared and approved by the Parish Council. (23/07/12)



Radford Semele Parish

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Part B - Commenting on the Revised Development Strategy

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Sheet 8 of 8

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PLEASE REFER TO THE PARISH COUNCIL'S OBSERVATIONS ON PAGE 2.

PLEASE ALSO REFER TO THE ATTACHED REPORT PREPARED IN 2012 (PAGES 3 – 6 HERETO).

PLEASE ALSO REFER TO THE ATTACHED COPY PLAN (PAGE 7 HERETO).

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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**
- If you wish to make comments on more than one aspect of the Plan, please use a separate copy of Part B 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 **5.15pm on Monday 29 July 2013**
- 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**

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** and at the following locations:

Location	Opening Times	
Warwick District Council Offices Riverside House, Milverton Hill, Royal Leamington Spa	Mon – Thurs Fri	8.45am – 5.15pm 8.45am – 4.45pm
Leamington Town Hall Parade, Royal Leamington Spa	Mon – Thurs Fri	8.45am – 5.15pm 8.45am – 4.45pm
Warwickshire Direct Whitnash Whitnash Library, Franklin Road, Whitnash	Mon – Tues Wed Thurs Fri Sat	10.30am – 5.00pm 1.30pm – 5.00pm Closed 10.30am – 4.00pm 10.30am – 1.30pm
Leamington Spa Library The Pump Rooms, Parade, Royal Leamington Spa	Mon – Weds Thurs Fri Sat Sun	9.30am – 6.00pm 10.00am – 7.00pm 9.30am – 6.00pm 9.30am – 4.30pm 12.00pm – 4.00pm
Warwickshire Direct Warwick Shire Hall, Market Square, Warwick	Mon – Thurs Fri Sat	8.00am – 5.30pm 8.00am – 5.00pm 9.00am – 4.00pm
Warwickshire Direct Kenilworth Kenilworth Library, Smalley Place, Kenilworth	Mon – Tues Wed Thurs – Fri Sat	9.00am – 5.30pm 10.30am – 5.30pm 9.00am – 5.30pm 9.00am – 1.00pm
Warwickshire Direct Lillington Lillington Library, Valley Road, Royal Leamington Spa	Mon Tues and Fri Weds Thurs Sat	9.30am – 12.30pm & 1.30pm – 6.00pm 9.30am – 12.30pm & 1.30pm – 5.30pm Closed 9.30am – 12.30pm & 1.30pm – 7.00pm 9.30am – 12.30pm
Brunswick Healthy Living Centre 98-100 Shrubland Street, Royal Leamington Spa	Mon – Fri	9.00am – 5.00pm
Finham Community Library Finham Green Rd, Finham, Coventry, CV3 6EP	Mon Tues, Thurs and Fri Sat	1.00pm – 7.00pm 9.00am – 7.00pm 9.00am – 4.00pm

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.

RADFORD SEMELE PARISH COUNCIL

David Leigh-Hunt, LL.B., LL.M., MCIArb.
Clerk to the Parish Council

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BEDFORD HOUSE
76A BEDFORD STREET
LEAMINGTON SPA
WARWICKSHIRE
CV32 5DT

My Ref: DLH/YLC/52 *Your Ref:* 26th July 2013

Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5QH

BY HAND

Dear Sir,

Local Plan – Revised Development Strategy

With reference to the Revised Development Strategy of 2013 The Parish Council wish to have their position noted.

So far as we can see the consultation document issued in June 2013 does not refer in detail (or indeed directly) to the Parish of Radford Semele.

However, in the summarised version of the consultation document there is reference to the fact that now it is proposed to build 150 new houses in Radford Semele instead of the original figure of 100.

Therefore, in order to make the views of the Parish Council clear I enclose a current form of response to the consultation with which we have recycled the previous report filed with you in 2012 together with annexed plan of the area.

These documents have been copied respectively to Councillor Michael Doody, Leader of WDC and to County Councillor Wallace Redford.

Yours faithfully

[redacted]

David Leigh-Hunt
Clerk to the Parish Council