

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?

Page

Chapter

Whole chapter

Paragraph

Table or Figure

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).

Please see attached

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Ref:

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LAND NORTH SOUTHAM ROAD/EAST OF CHURCH LANE, RADFORD SEMELE**Local Plan Village Housing Options Response form 2013 Form Part B – Commenting on the Village Housing Options*****Chapter 5 Site Selection Process and Methodology (whole chapter)******Support***

We act on behalf of client's Gladman Developments who support the approach the Council have taken in its selection process.

It is noted that significant background evidence has been prepared and assessed by the council to inform decisions on those settlements best placed for development and sites within settlements. As a result a robust and compelling evidence base has been provided to justify the preferred options now proposed. The key points at Radford Semele are:

- Retention of strategically important parcels which preserve the setting of the village and openness in the landscape from the east of Leamington;
- Landscape openness is a particularly strong feature to the east of the settlement;
- Need to avoid coalescence of Radford Semele and Sydenham to the west of the settlement;
- Flooding in the valley corridor;
- Substantial restrictions on site access on land to the east;

Taking account of the constraints around the settlement the preferred option focuses on land to the north of the village that is largely free from such issues. Land to the north of Southam Road/east of Church Lane represents a well contained parcel of land that relates well to the existing pattern of development yet is physically and visually separated from the wider area by the strong planting belt to the north beyond which lies the canal; housing on Offchurch Lane to the east; Southam Road and existing development in the village to the south and Church Lane to the west.

Gladman have carried out further detailed technical research which is summarised in comments made to Chapter 7.