

Radford Semele Parish Council

Planning Application Ref W/16/1666

Outline Planning Application for the erection of 115 dwellings on the south side of Southam Road, Radford Semele on behalf of Taylor Wimpey

The summary states:-

“Outline Planning application for a residential development of up to 115 dwellings(Use Class C3), public open space including children’s play area, earthworks, landscaping and all other ancillary and enabling work. Detailed approval is sought for vehicular access from Southam Road, with all other matters to be reserved”

The Parish Council’s response to this application.

Background

An earlier Warwick District Council Local Plan for Radford Semele considered four possible sites for development. The requirements were to provide 100 houses. Warwick District Council’s preferred option was the site adjacent to St Nicholas Church.

Public opinion strongly rejected this option stating that this site must be protected from development because of the devastating visual impact that would result. This site was subsequently saved from development by the government inspector.

The Parish Council, reflecting public opinion, was required to nominate alternative sites which included part of the site now being considered in this planning application. The Parish Council accepted then that 40 houses could be located on this site plus the 60 houses now being built by Bovis Homes on the opposite side of Southam Road.

2) The Parish Council considered the likely implications of 40 houses on the site. Direct access to the A425 would not seriously affect traffic within Radford Semele. 40 homes would impact on only a small number of residents bordering the development. A ribbon development would complement the adjacent Bovis development. Development on this side of the village protected merging with Leamington Spa. The village school had adequate accommodation for additional pupils. (In view of subsequent planning applications, including the 115 houses in this planning application, the Parish Council can no longer support this opinion)

3) It should be noted that Warwick District Council subsequently opposed development on this site on the grounds of ‘High visual landscape impact and insufficient vehicle access to and from the A425 Southam Road.’

Current housing developments in Radford Semele

As at October 2016 the following planning applications have been approved.

W/14/0322	East of village on the North side of Southam Road	60 Houses
W/14/0433	End of Spring Lane	65 Houses
W/16/1761	Site adjacent to Ricardo’s	25 Houses
W/16/0196	Rear of W/14/0322	150 Houses

Total Granted 300 Houses (increase of 37.5%)

Planning decisions are now awaited on the following sites.

W/16/1666 East of village on the South side of Southam Road 115 Houses
(Planning Application now under consideration)

W/16/1489 Adjacent to the Valley 40 Houses

Total awaiting 155 Houses (combined increase of 56.87%)

The Village Envelope in the New local Plan has been extended beyond the A C Lloyd Spring Lane site W/14/0433 accommodating 60-100 Houses

Total arising from all sites, 555 Houses (an increase of 69%)

Current public perception

The current public perception is that developers have an unfettered opportunity to develop in every field at the perimeter of existing housing in Radford Semele. Local opinion and concerns have no influence on planning applications. There is concern and regret that all applications appear to be passed regardless of the impact on the community. Democracy has no meaning. The village will become the size of a small town but without the facilities of a town.

Parish Council's conclusions

The Parish Council is concerned at the massive increase in the number of houses that have already been approved. Further planning applications are pending. Village housing growth from known planning application will reach 69% unless action to curtail development is taken. The future will confirm the impact this will have on the community in terms of increased traffic particularly for the working population. The increased traffic flow from the village into and through Leamington Spa will add to its present congestion. There is no provision at the local school for young children; the intention is to bus them to neighbouring areas. The sewage disposal frequently overflows at the School Lane/ Southam Road junction. Reports supporting planning applications never recognise this ongoing sewage problem. Valuable Roman and Iron Age remains have been found on this site. This large scale development is highly likely to impact on the frequent flooding in The Valley.

With the exception of the Spring Lane development, all approved and pending Planning Applications are outside the Village Envelope in the New Local Plan.

In conclusion the Parish Council calls on Warwick District Council to consider, when reviewing this planning application, its former policy on this site and the impact that a decision to grant would have on the ancient village of Radford Semele. It requests further that it responds to the wishes and concerns of its residents.

Prepared by Chairman and Clerk to Radford Semele Parish Council.