

To - Mr D Barber Planning policy Manager-Warwick District Council  
From - David Chater-Chairman Radford Semele Parish Council

02/02/17

Dear Mr Barber

### **Housing developments in Radford Semele**

The Parish Council considers it timely to contact you regarding housing development in Radford Semele.

It is of great satisfaction and relief to many of our residents that Warwick District Council refused the two recent planning applications, namely 40 houses in The Valley and 115 houses adjoining Southam Road ( W/16/ 1489 and W/16/1666 respectively)

This decision is interpreted by the Parish Council as resulting from a combination of circumstances. These include:-

- 1) Recognition by WDC that Radford Semele has already 300 houses approved spread over four planning applications which far exceeds WDC's intended development
- 2) Local opinion was strongly against these developments,
- 3) Lack of school places
- 4) Support from our MP Jeremy Wright
- 5) The fact that WDC's New Local Plan is expected to be approved in the near future giving greater assurance that speculative applications can be rejected.

The Parish Council is however still very concerned, on behalf of its residents, that the New Local Plan still includes an extension to the Village Envelope leading from School Lane/Spring Lane (Site reference H52) beyond the already approved A.C. Lloyd development W/14/0433.

The A.C.Lloyd development for 65 homes will have a serious detrimental impact on School Lane for local residents regarding, access, school children's safety and vehicle access on to Southam Road. It is estimated by the Parish Council that 300 homes will be using this exit and entry to the village when the A.C. Lloyd development is completed. Further development into the planned extension to the Village Envelope will compound these problems into gridlock at key periods of the day.

The Parish Council made its representation to the planning inspector at the 'Consultation on modifications to the Local Plan' in November 2016 and appeared to find a genuine understanding and concern for these issues of great local concern.

The Parish Council considers that it is important to draw your attention again to the issues and notes particularly that several of the reasons cited by WDC for rejecting both The Valley and the Taylor Wimpey

development apply equally to the extension of the Village Envelope via School Lane. These similarities in the objections are:-

- 1) Adverse impact on the rural character of the area
- 2) Harm to the areas high landscape sensitivity
- 3) Cumulative landscape impact of the recently approved housing developments around the edge of the village
- 4) Unsustainable level of housing growth for the village
- 5) Lack of sustainable drainage systems and flood risk

It is important to recall too that WDC previously opposed the development on this site, (overturned on appeal), on the grounds of:-

- 1) High impact on the village centre
- 2) Coalescence with Sydenham Leamington Spa
- 3) Protection of the rural landscape

The Parish Council remains hopeful that, in his review of the Local Plan, the planning inspector will recognise that the extension to the Village Envelope, accessed via a cul-de-sac, is totally unsuited to further development. Should he fail to draw that conclusion the Parish Council requests that WDC reviews its planned extension to the Village Envelope (Site reference H52) and changes it to terminate the building line at the currently agreed A.C. Lloyd's southern boundary.

A reply from you on this matter would be appreciated as this is a local issue of great concern. The full impact of the plan as it currently stands will only be apparent when it is too late.

Yours sincerely,

David Chater