

**Warwick District Council**  
**Planning Application No W/16/1489**  
**Proposed development of 40 houses exiting via The Valley**  
**Radford Semele**

Dated 20<sup>th</sup> Aug 2016

**Radford Semele Parish Council** opposes this development on behalf of affected residents living in the village.

**1)The main objections are:-**

1.1) The Valley has been subject to serious deep flooding in 1998 and 2006 and to lower levels of frequent flooding in many subsequent years

1.2) Access and exit to/from the proposed site is already very restricted for existing residents as outlined:-

1.2.1) Exiting from The Valley via Lewis Road commences with a narrow section of road which rises steeply for seventy five yards. This section of road also provides parking for St. Nicholas Terrace and disabled parking spaces. The high bank, adjacent to the road, forms a natural barrier which restricts access along this section. This section of Lewis Road is a regular hazard during adverse winter weather.

1.2.2) The continuation along Lewis Road for two hundred yards towards the Southam Road A425 picks up traffic from St Nicholas Road, Thornley Close, Godfrey Close, Community Hall, Sports and Social Club. Baptist Church and Lay Gardens before converging on the pinch point by the Post Office caused by resident parking. There is no provision for off street parking for the adjacent Victorian cottages and there is further parking associated with the Village Shop and Post Office. This section is continuously restricted allowing only single line direction.

1.2.3) The final section of Lewis Road leading to Southam Road A425 picks up further traffic from Hatherell Road, Lythall Close and Overton's Close. This section is lined with parked cars adjacent to Victorian properties which again have no off-street parking facilities.

This section similarly prevents two-way traffic.

**2) Flooding, important observations**

A previous planning application in 2008 for small scale property development in The Valley was rejected by Warwick District Council on the grounds that the location was unsuited to development due to flood risk. The flooding then coincided with WDC's site visit. A picture is attached showing the Valley at times of flood.

Ditch improvements have been undertaken but the hazard continues at times of heavy rainfall when excess water flows off the land on the east side of the village.

Some properties in The Valley carry a heavy excess on their household insurance policies as they have an uninsurable risk against flood.

**3) Traffic, important observations.**

3.1)The ever increasing volume of traffic which accesses a large section of the village via Lewis Road is already both a concern and frustration to residents.

- 3.2) On-street parking is a necessity for a significant number of residents living in Victorian properties
- 3.3) The Police have been requested to recommend ways for improving the flow of traffic along Lewis Road but recognise there are no solutions other than to appeal to residents and other users to be considerate when parking their vehicles
- 3.4) Restricted access will at some point affect emergency vehicles. This congestion is now affecting the whole of the village on the western side of Southam Road A425.
- 3.5) The road improvements outlined by the developer provide no benefit where the additional traffic has the greatest impact.
- The additional vehicles from a further 40 homes will add further to this frustration. While the statistical analysis provided by the developer portrays this supplement as negligible, it is well to remember that it was “The last straw that broke the camel’s back”

#### **4 Radford Semele’s Housing Plans**

- 4.1) Warwick District Council’s original Local Plan required 50 to 100 homes in Radford Semele
- 4.2) Planning permission has already been granted for 300 homes, amounting to a 38% growth in housing stock within the village.
- Other developments, including presentations by Taylor Wimpy (115 homes) and projections for extending the Village Envelope (60-100 homes), both of which are a great concern within the village, provide for a possible further 215 homes
- This proposed development would include a further 40 homes.
- In total this amounts to a 69% growth in housing stock within the village.
- 4.3) The proposed development is outside of the Village Envelope
- 4.4) There is no provision for additional school children within the village school.
- 4.5) As recently as August 2016 significant quantities of sewage flowed from drains on Southam Road/ School Lane junction confirming one again that the system does not cope with effluent from the existing population.

#### **5 Parish Council’s Conclusions**

**This Planning Application, if approved, will have an adverse impact on the existing residents for the reasons outlined above.**

**The Parish Council asks you on behalf of residents of Radford Semele to reject this application.**

**Prepared by Chairman -  
and Parish Clerk**