

## **Planning Committee: 2<sup>nd</sup> February 2021**

### **Observations received following the publication of the agenda**

#### **Item 5: W/17/2371 – Land off Rugby Road and Coventry Road, Cubbington.**

No updates to report.

#### **Item 6: W/19/1200 – Land at Southcrest Farm, Crewe Lane, Kenilworth**

No updates to report.

#### **Item 7: W/20/0617 – Land South of Chesterton Gardens, Leamington Spa.**

#### ADDITIONAL COMMENTS RECEIVED

##### Statement from Matt Western MP

- I am extremely concerned about the effect approving this application will have on the roads and living environment in the area, which already struggle to cope with existing traffic loads.
- Previously, the building of the 'Chesterton Gardens' development (the housing south of and including Emperor Boulevard) was already built at the end of a cul-de-sac – Withy Bank. Withy Bank itself and the St. Fremund Way development, again, were built at the end of another cul-de-sac some years before.
- The road infrastructure is not designed or configured for development upon development and the thousands of vehicle journeys daily resulting along St. Fremund Way.
- The issue is about the gauge of highway, on street parking, bus route and sinuousness of Emperor Boulevard.
- Would ask as well that you consider the veracity of the traffic management data: what days of week and times of day was the data taken and it it confirmed this was pre-pandemic?
- The new housing in these plans would be between 1-1.5km from Sydenham Primary School. The route would be extremely hazardous and will inevitably result in parents taking children to school by car, adding to the pressure on the roads. There is already a major traffic problem for Calder Walk which County Councillor Adkins and Cllr Mangat have been addressing and which I previously sought to address.
- The fundamental point remains that approving this application would have a detrimental effect on traffic but also on air pollution at a time when both the District and County councils have declared a Climate Emergency. As with Chesterton Gardens, a bus service will not serve them. This was supposed to be sustainable development.
- From my perspective as an MP, I am increasingly concerned that the government is encouraging local authorities to overdevelop and recently put this to the Minister of State for Housing in Parliament.

- Specifically, you will be aware the Warwick District's Local Plan sets the number of dwellings which are required to be built each year at 932. After the government's housing algorithm also suggested the same figure last year, the requirement has since been revised down to 627 by Lichfields (a planning and development consultancy), which represents a significant disparity.
- Lichfields also estimate that on average 965 dwellings have been constructed in Warwick District every year since the Local Plan was adopted which would mean that we are already building at a higher rate than required to meet the housing need.
- In Section DS6 of the Local Plan it states that there is a requirement to build 16,776 new homes across the plan period of 2011 to 2029. From the planning applications already granted and sites in the Local Plan yet to be applied for, it is estimated that 20,320 new homes will be delivered, representing an overdevelopment of nearly 4000 properties.
- Any suggestion of an additional road (to the West) would considerably reduce Campion School's playing field at a time when the numbers of children attending the school is being greatly expanded (doubled). Children's health must be a paramount consideration.
- I would ask that you as a committee consider these points and assess carefully the dangers of this type of overdevelopment to our communities and to our local infrastructure.
- The District Council's Local Plan promised us sustainable developments and communities, neither of which are provided by this application.

#### Statement on behalf of Councillor Helen Adkins

I strongly object to the proposed development of 200 houses known as the East Whitnash Development for the following reasons:

- 200 houses using a residential road, St Fremund Way, as the main route for site traffic. is wholly unacceptable.
- Parked cars make this route even more dangerous for site traffic to move through safely which increase the danger to residents.
- Another 200 houses using this route will change the nature of the area and put added pressure on local services and infrastructure in the area to support the dwellings.
- Connected to this is the very real danger of the effects of air pollution for the many residents who live in the area.
- WDC and WCC have both passed climate emergencies. How is this development in line with such decisions? The air pollution will be horrendous for residents, increasing their risk of related illness including suffering from severe effects of COVID 19.
- Increased noise pollution has a significant impact on public health, with research suggesting it can raise stress, affect mental health, and contribute to developing health issues such as high blood pressure.
- Overall, residents' voices have not been listened to. The fact that this planning committee is taking place during a national lockdown has meant that many residents have been unable to express their views adequately and have not been able to contact their representatives in a sufficient capacity due to government advice not to deliver leaflets or door knock due

to the high risk of infecting people with COVID 19. This is especially the case with the new more contagious variant of COVID 19.

- To conclude, I implore you to object to this development. More consideration must be given to the needs of residents and the very real impact this development will have upon their day to day lives, their health, and their safety.

In addition to the above statement, Warwickshire County Councillor Helen Adkins has submitted a petition in objection to this application. The petition received by officers includes less than 300 signatures, once duplicates are removed, and they have not received site of the associated paper petition to further analyse the information.

#### Further Public Representations Received

- Development of green belt land.
- Development should be focussed on brownfield land.
- Site is from an existing cul-de-sac of 527 houses. Adding 200 more is ridiculous and the safety implications are frightening.
- An accident on Chesterton Drive would block the whole area.
- Will result in disruption, dirt, noise etc.
- Chesterton Gardens application of 209 dwellings was given the go ahead on the basis of no more housing from the existing cul-de-sac.
- Insufficient attention has been paid to the effect on long standing residents living close to the single access point.
- Existing residents bear the cumulative brunt of already significant noise and air pollution.
- Single-access site must render this planning proposal unconscionable to anyone concerned for the safety and wellbeing of residents.
- Access should be adjacent to the railway line as originally proposed.

#### Campaign for the Protection of Rural England

- This outline application, if GRANTED, fails to provide definitive answers to many serious questions and issues which will have far reaching implications on the daily lives, health, safety and wellbeing of existing residents and on the environment, ecology and biodiversity of an irreplaceable area of Green Belt land.
- The soundness of the algorithm widely used up and down the country to calculate future housing need is under formal investigation by the Office of National Statistics Regulator.
- Assessment of the 'Five Year Housing Supply' need clearly relies on the algorithm now under extreme scrutiny.
- CPRE Warwickshire, therefore, believes Warwick District Council's strategic expansion of Leamington Spa is flawed and should be reassessed as and when the ONS Regulator publishes his final conclusions.
- Matters of principle should be built upon sound and definitive reporting and not on assumptions and probabilities. Nothing of any consequence in relation to the above outline application has been investigated and no

detailed and definitive reports published. Once approved control on all aspects of the build is compromised.

- Obtaining 106 agreement payments appears to be the most important and defining reason for GRANTING permission NOT the health, safety and wellbeing of existing residents and preservation and conservation of irreplaceable land which supports varied and protected biodiversity.
- Climate Change, flooding, the loss of permeable Green Belt land, dangerous and health damaging vehicle emission pollution, unacceptable traffic noise and daily disruption are all overtaken by the financially speculative greed of developers and with the 106 agreement payments received by WDC clearly relied upon to bolster infrastructure and primary care coffers.
- The rules to prevent urban sprawl, loss of green belt and the biodiversity it supports, the recreational and health improving amenity open countryside and footpaths and bridleways provide and the much-heralded strategies on the Climate Emergency are all ignored in favour of profit.
- NO special or exceptional circumstances have been demonstrated.

### **Item 8: W/20/1402 – Land East of Warwick Road, Kenilworth.**

#### Additional Consultation Response

**WCC Highways:** Following an earlier objection, the applicant has submitted the required drawing indicating the access arrangements in line with the recommendations of the Transport Statement and have also submitted a Stage 1 Road Safety Audit. The Safety Audit has been reviewed by our Road Safety Engineer and the content accepted, therefore no further information will be required in this respect. On this basis, no objection subject to conditions.

### **Item 9: W/20/1669 – 2 Woodcote Road, Leamington Spa.**

#### Update to Report

On Page 8, Paragraph 1, line 3, the word "not" should be placed after the word "should".

#### Windows

Officers wish to clarify that in terms of facing windows to 3 Hirsell Gardens, it is noted that there is a bedroom window that faces the garden area beyond the rear wall of the dwelling and looks onto the garden area. This window is at a distance of approximately 7.2 metres to the boundary. As it is the only light source to a habitable room, it is not practical to require it to be obscure glazed.

It is possible to recommend a condition that a revised window treatment be provided to angle the window away from the garden area to preclude overlooking.

#### Public Representations

- Shocked at cursory dismissal of residents objections with no argued reason.
- Increased danger to school children has not been satisfactorily addressed.
- Errors in submission have not been addressed.

- Property at 43A Kenilworth Road not mentioned in assessment.
- Not the right location for 6 x 2 bedroom flats.
- Additional traffic will cause significant danger especially on the corner.
- Area already has sufficient apartments already available.

In addition to the above, a summary of objections document has been received from a group of 5 residents. This document was sent to all Members on 28 January.