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Our Ref: KW/MLR/K/2286

8 January 2014

Development Policy Manager
Development Services
Warwick District Council
Riverside House
Milverton Hill
LEAMINGTON SPA
CV32 5HQ

BY EMAIL

Dear Sirs

LOCAL PLAN – VILLAGE HOUSING OPTIONS RESPONSE FORM

Please find enclosed representations made in connection with the above document on behalf of our client Mrs E Brown.

I trust you find the representations of assistance in preparing the Local Plan and I would be pleased to discuss them with you should it be helpful.

Yours faithfully

Mrs Miranda Rogers BSc(Hons) MSc MRTPI
Principal Planner
E-mail: miranda@stansgate.co.uk

Enc Part A
Part B Paragraph 2.10
Part B Paragraph 3.7
Part B Paragraph 4.10
Part B Paragraph 5.9
Part B Site 15 Oak Lea, Finham

Cc Client

Village Housing Options Response Form 2013

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Ref:

Rep. Ref.

Please use this form if you wish to support or object to the Village Housing Options and Settlement Boundaries.

If you are commenting on multiple sections of the document you will need to complete a separate copy of either Part B and/or Part C of this form for each representation.

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDF Consultation System, visit: www.warwickdc.gov.uk/newlocalplan

Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	Mrs	Mrs
First Name	E	Miranda
Last Name	Brown	Rogers
Job Title (where relevant)		Principal Planner
Address Line 1	C/o Agent	Stansgate Planning
Address Line 2		9 The Courtyard (KW/MLR/2286)
Address Line 3		Timothy's Bridge Road
Address Line 4		STRATFORD UPON AVON
Postcode		CV37 9NP
Telephone number		01789 414097
Email address		miranda@stansgate.co.uk
Would you like to be made aware of future consultations on the new Local Plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
About You: Gender	<input type="text"/>	
Ethnic Origin	<input type="text"/>	
Age	<input type="checkbox"/> Under 16 <input type="checkbox"/> 16 - 24 <input type="checkbox"/> 25 - 34 <input type="checkbox"/> 35 - 44 <input type="checkbox"/> 45 - 54 <input type="checkbox"/> 55 - 64 <input type="checkbox"/> 65+	
Where did you hear about this consultation e.g. radio, newspaper, word of mouth, exhibitions, parish council?	<input type="text"/>	
	Direct from WDC	

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 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).

The Council, in paragraph 2.10, has correctly identified the key village housing issues:

- The shortage of housing for older people to allow them to downsize into accommodation which will meet their longer term needs whilst remaining in their home settlements and therefore close to their existing support network;
- A shortage of smaller homes for local families to buy and rent resulting in an aging population which in turn reduces support for the local services and facilities (particularly schools, shops and bus services); and
- Often a shortage of larger family homes because the older residents are not able to downsize and free up the larger dwellings.

We strongly support the Council's understanding of these problems which has led to the recognition of a need to direct new housing towards a range of more sustainable villages.

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We support the recognition that the development strategy should direct new housing not only to urban sites but also to the more sustainable villages, whether these lie within the Green Belt or beyond it. It is only by directing new housing to these villages that the key rural housing issues identified in paragraph 2.10 of the consultation

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Whilst it is important that additional housing is directed towards the villages it is also important that this does not cause unacceptable harm to the environment (be that landscape, flooding, Green Belt impact etc). We therefore support the Council's strategy of providing only as much housing within and adjoining the villages as can be comfortably accommodated, even if that means reducing the overall total below the previously

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We strongly support the recognition that there are parcels of land on the edge of settlements which lie beyond the Warwick District boundary yet which themselves are within Warwick District which are appropriate for development to help meet the District housing needs in a sustainable manner. This is particularly true of Site 15, land at Oak Lea Farm, which adjoins the edge of Coventry and is well related to the suburb of Finham but which lies in Warwick District. It is essential that it is included in the Village Housing DPD (or the main Local Plan if that document contains all village allocations) otherwise it will be completely missed again. Further comment on its suitability is made in a separate reponse.

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The Council has a strategy which requires the release of sites from the Green Belt to meet housing needs. These sites are stated to be required to meet the needs of individual settlements and also the needs arising from the Borough as a whole. Elsewhere we have strongly supported this strategy. In accordance with the NPPF the Council should release from the Green Belt those sites which are sustainably located and which would have least harm on the openness of the Green Belt and the purposes of including land within it. Site 15 is a highly sustainable location, being on the edge of the edge of Coventry, the centre of which is easily accessible by bus and bicycle. Local employment areas are also easily accessible by foot, as are the local services and facilities (including schools) in Finham. The site lies immediately adjacent to Finham and its development would be a permanent rounding-off of the settlement. It is well defined with clear, permanent boundaries which, if developed, would not result in any further encroachment into the Green Belt. The Council's Green Belt assessment concludes the site is only of low Green Belt value and is similarly of limited landscape value. The detailed appraisal of the site provided by the Council confirms there are no constraints to development, which could be done without harm. Its allocation for development therefore accords with the strategy set by the District Council and with the guidance set out in the NPPF.

The land has been repeatedly promoted for development by the land owner over the last 20 years and remains available with minimum notice. Since the Village Housing Options consultation document was published the owner has been approached by several house builders indicating their desire to purchase and build out the site confirming its market suitability.

Overall the allocation of the site is strongly supported. Even if the site is not allocated for development it should be removed from the Green Belt.

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