

27th June 2014

L_Warwick LP - Publication Draft Consultation Response 26.06.2014



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Dear Sir / Madam

Warwick District Council Local Plan Publication Draft

The following comments on the Warwick District Local Plan Publication Draft are made on behalf of the Bateman Settled Trust and Mr A Rajkowski in relation to land east of Station Lane, Kingswood.

As well as the comments set out below, please find attached a short A3 document which illustrates the potential for a small scale village housing development on land to the east of Station Lane at Kingswood. This scheme has been designed to address the previous concerns regarding site 8 in Kingswood (identified in the *Village Housing Options and Settlement Boundaries* consultation document (November 2013) as land to the south of Kingswood Close), which is identified as a Discounted Option in the consultation document.

Since our original representations on this land, the proposed development now incorporates additional land at Kingswood Farm, which allows satisfactory access to be accommodated without affecting any of the oak trees on the Station Lane frontage (one of the reasons for discounting this site), and in a form that is satisfactory in access terms (another reason given for previous non acceptance).

The illustrative layout and examples of village housing show that a form of development can be achieved on this site which overcomes all of the reasons why the site was omitted. This work also shows that the authority can be confident that if allocated with appropriate policy wording, a satisfactory and suitably sensitive form of development can be delivered.

Contextual and Policy Overview

Kingswood was identified as a Primary Service village to accommodate **100-150** dwellings over the plan period in the *Revised Development Strategy (June/July 2013)*. At the time of consultation on this document, Warwick District Council's assessment had concluded that there was capacity to accommodate growth at the upper end of this range within Kingswood.

The evidence presented in the *Village Housing Options and Settlement Boundaries* consultation document (November 2013) detailed seven "Preferred Sites", with a combined development capacity of **62** dwellings. This document did not justify any reduction in housing provision for Kingswood.

The recent *Publication Draft Local Plan (May 2014)* draft policy DS11, identifies five sites (H29-H33) with the potential to be allocated within Kingswood. These sites have a combined development capacity of **43** units. There is no justification for this reduction in housing provision for Kingswood from the 100-150 dwellings identified in the *Revised Development Strategy* of June/July 2013.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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There is no justification for the amount of development identified in Kingswood not reflecting the level of growth identified in previous iterations of the Local Plan or the housing need in the local area.

Site Selection Process and Methodology

It is noted that the site selection process and methodology is based on a 'long list' of sites pulling together information from Warwick District Council's SHLAA. The site assessment for Kingswood site 8 (land to the south of Kingswood Close) has been undertaken on the basis of SHLAA site R110, but does not take account of the availability of adjoining land at Kingswood Farm that would allow access to be provided without harm to the tree frontage. Our representations submitted in response to the *Revised Development Strategy* in July 2013 included land at Kingswood Farm as part of a wider proposal with a range of potential access options, and these have not been fully considered.

Village Housing Options and Settlement Boundaries Consultation, sub-section 10:

We object to the identification of Kingswood site 8 (land to the south of Kingswood Close) as a discounted option. The evidence base has been carefully reviewed and there are very clear opportunities to satisfactorily accommodate development in this location without harm to the environmental constraints in the wider area or the purposes of the Green Belt.

The evidence base on which site 8 has been discounted has failed to take into account the availability of land adjoining Kingswood Farmhouse, which provides an opportunity to access the site without any impact on the tree frontage along Kingswood Lane, a key reason for discounting this option in the Council's assessment. The accompanying A3 document demonstrates indicative layout options for small scale development which addresses the reasons for discounting the site as follows:


- Landscape – the proposed layout provides a substantial buffer between the site and the canal corridor. The small scale field pattern and significant areas of permanent pasture are retained and can be managed.
- Ecology – the habitat along the canal corridor is not impacted by the proposed development and opportunities for biodiversity and landscape would be provided.
- Highways – access to the site can be provided via Kingswood Farm without the need to remove any mature trees, and the retention of the trees will add to the treed avenue effect which already prevails.
- Heritage – the setting of the listed Kingswood Farmhouse is provided by the open land to the east of the farmhouse. The farmhouse would be well screened from the proposed development by established vegetation and the small scale field pattern that provides the setting the listed Kingswood Farmhouse would be preserved and managed. The scale, location and design of the proposed houses would ensure that the setting of the listed farmhouse would not be harmed.
- Green Belt - development of the scale proposed will not compromise the role and function of the Green Belt.
- Pattern of development - the proposed options both show how the building line respects the established pattern of development in the area. The design and layout would ensure that development is entirely in keeping with its surroundings.

In summary, the site represents a sustainable, well located and deliverable opportunity for a high quality village housing development entirely in keeping with its surroundings that would help to meet identified housing needs.

The site should therefore be removed from the Green Belt and allocated for development to meet the housing needs of the area. We would welcome the opportunity to meet with the Council officers and / or with the Parish Council to discuss the proposals further.

We trust that these comments and the attached document will assist the Council in the progress of the Local Plan with this land properly included for meeting local housing needs.

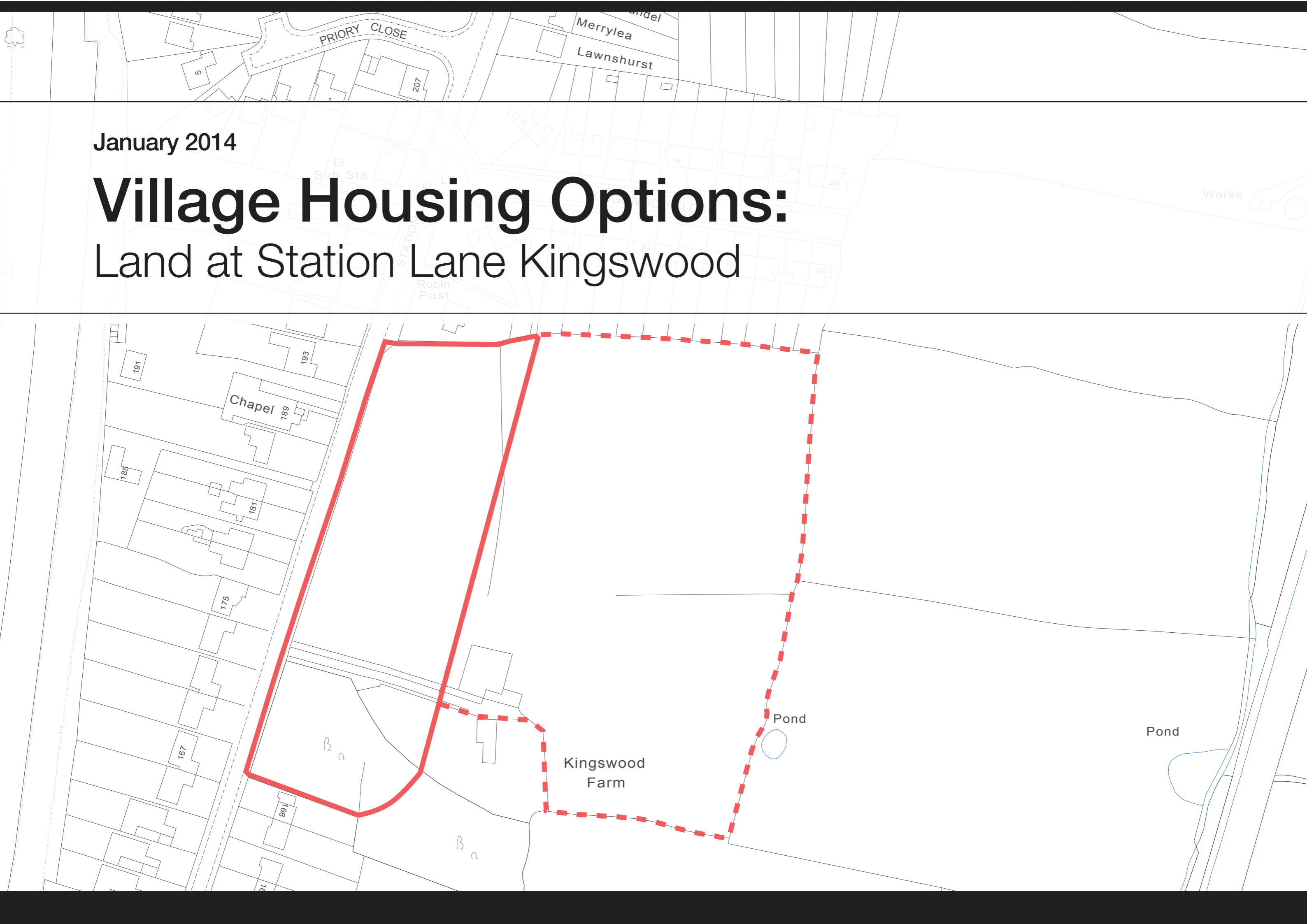
Yours sincerely

A handwritten signature in dark ink, appearing to read "Richard Shaw", with a stylized flourish at the end.

Richard Shaw
Director

January 2014

Village Housing Options: Land at Station Lane Kingswood



Option 1



SCALE 1/1250 @ A3

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MCL: 19096/EXTRACT2 Date: 17/01/2014
The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB
Tel: (01202) 856800

Option 2



SCALE 1/1250 @ A3

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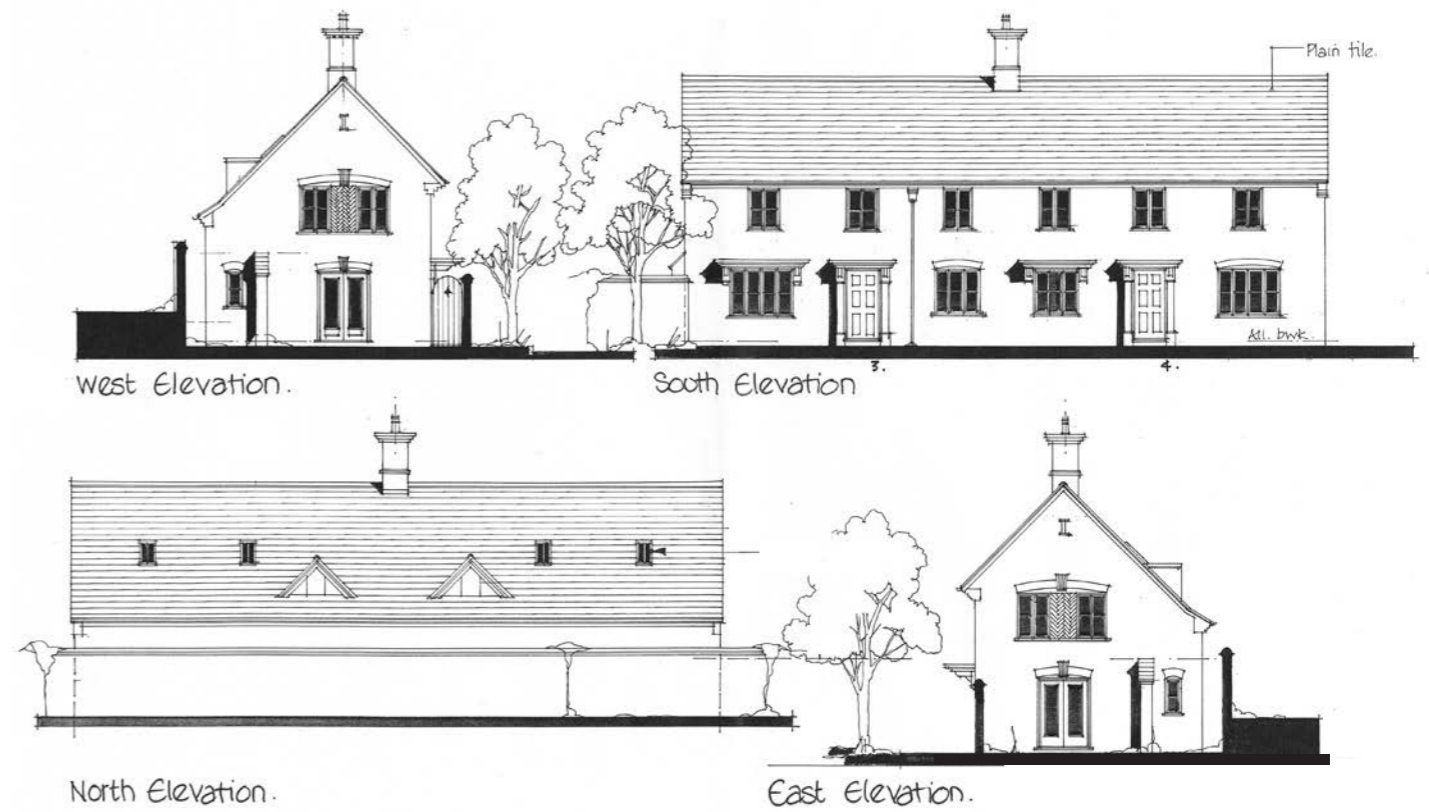
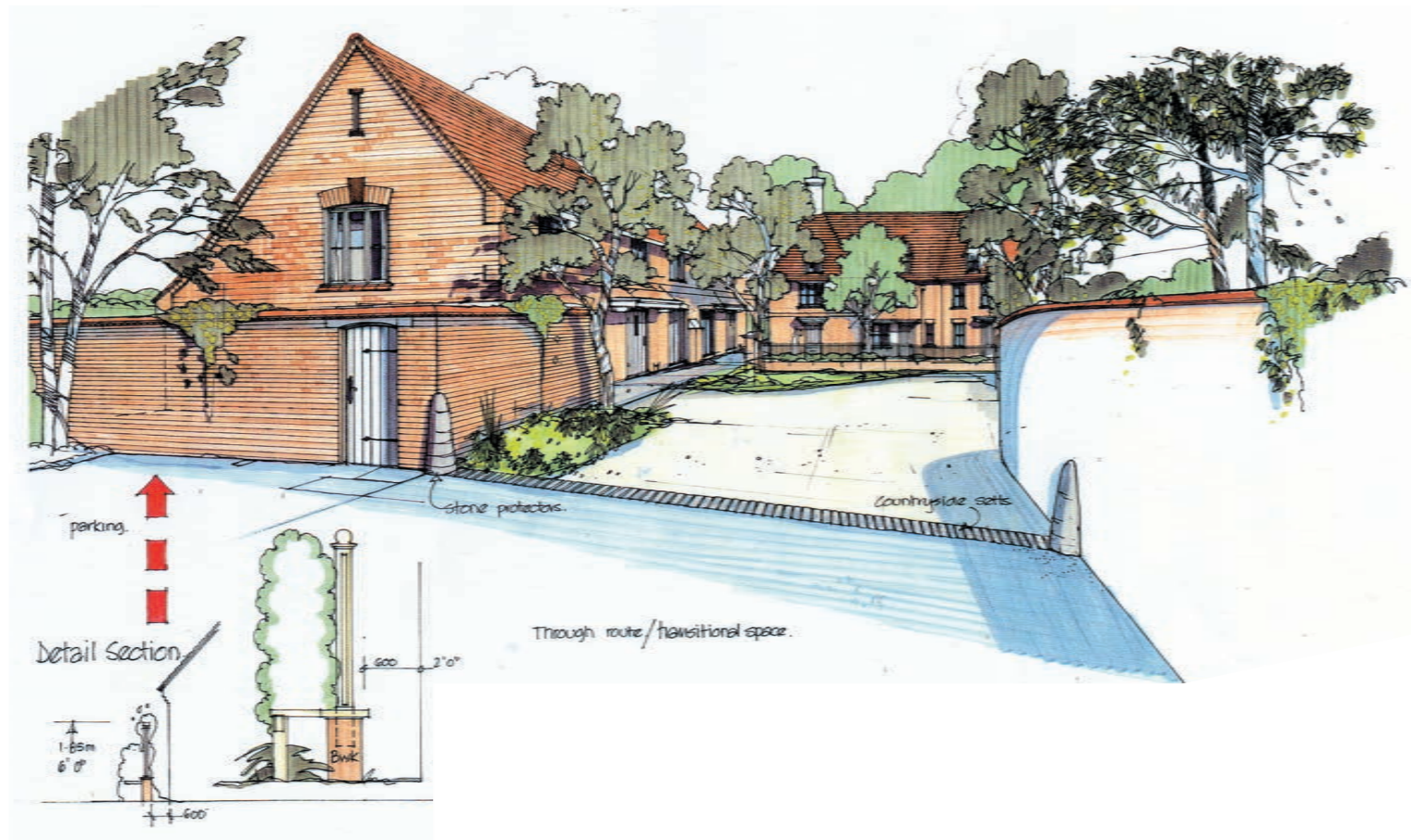
Option 2 plus village Green Space



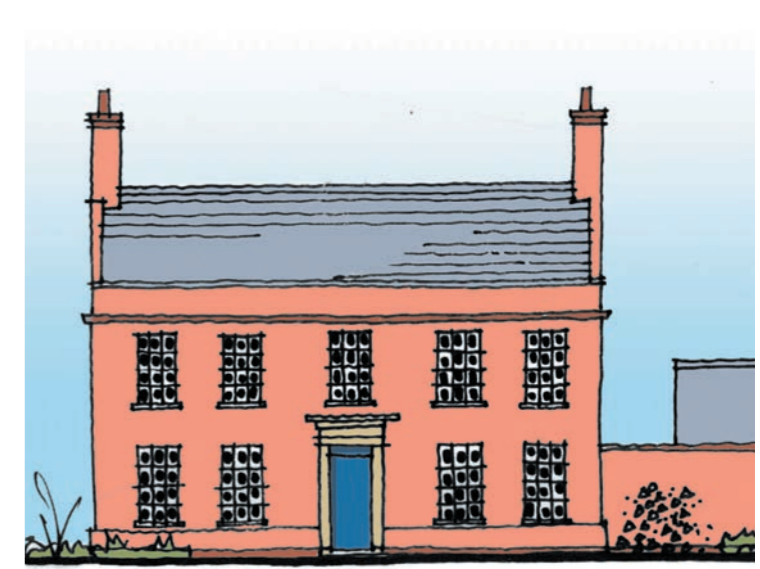
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Indicative village house styles, driveways and walls



New village housing, traditional style



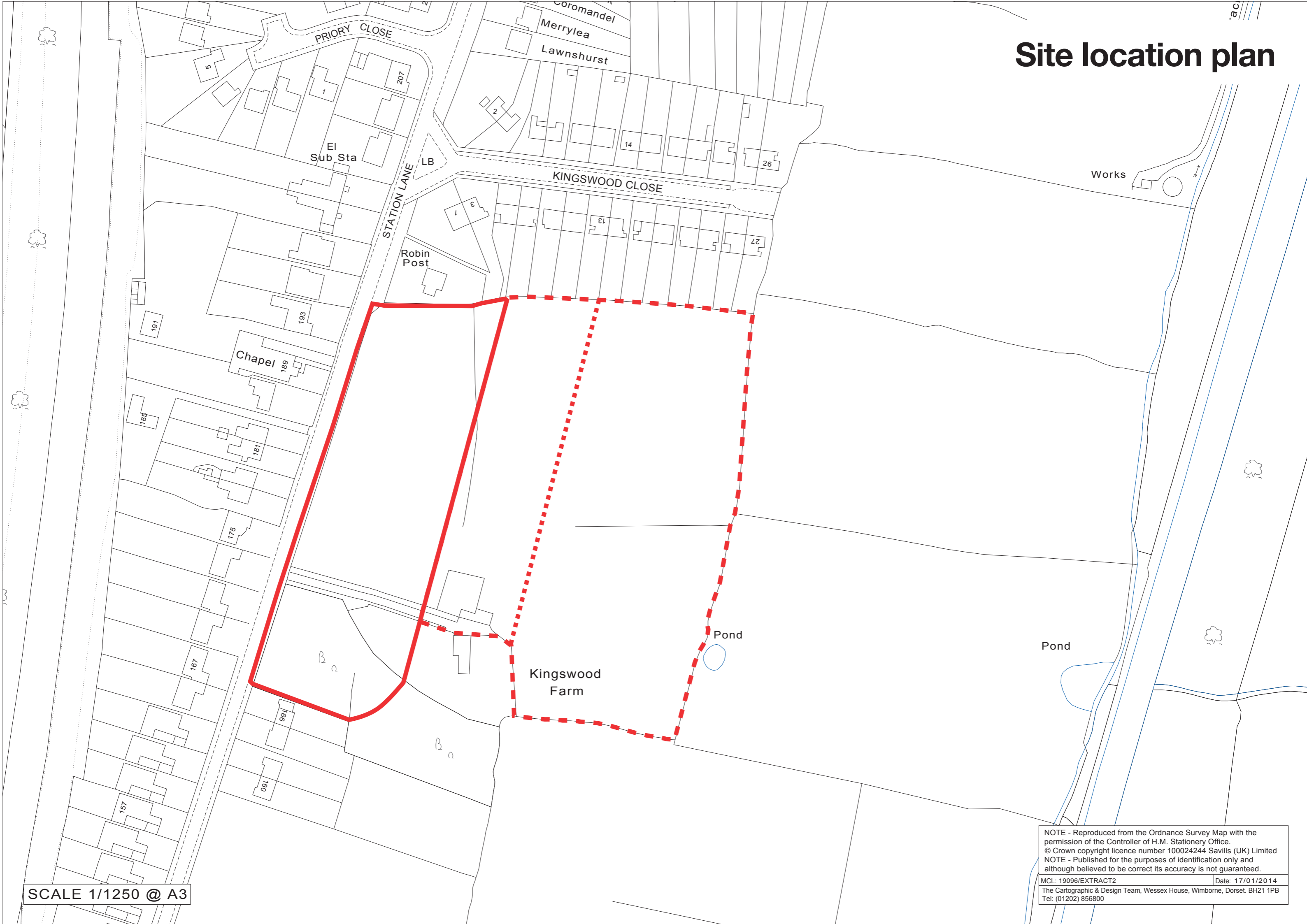
Indicative village house styles, driveways and walls



New houses in traditional styles, located close to mature trees



Site location plan



SCALE 1/1250 @ A3

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Publication Draft Representation Form 2014

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Rep ID:

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Part B - Your Representations

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4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:

Paragraph Number:

Policy Number:

Policies Map Number:

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes

No

5.2 Complies with the Duty to Co-operate?

Yes

No

5.3 Sound?

Yes

No

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:

Justified:

Effective:

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11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed:

Date :

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Continue on a separate sheet if necessary

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11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed:

Date :

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This form has two parts:

- **Part A – Personal Details**
- **Part B – Your Representations**

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All forms should be received by **4.45pm on Friday 27 June 2014**

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Part A - Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)
	<small>* If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in section 2.</small>	
Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Address Line 4	<input type="text"/>	<input type="text"/>
Postcode	<input type="text"/>	<input type="text"/>
Telephone number	<input type="text"/>	<input type="text"/>
Email address	<input type="text"/>	<input type="text"/>

3. Notification of subsequent stages of the Local Plan

Please specify whether you wish to be notified of any of the following:

The submission of the Local Plan for independent examination	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The adoption of the Local Plan.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

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Person ID:

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Part B - Your Representations

Please note: this section will need to be completed for each representation you make on each separate policy.

4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:

Paragraph Number:

Policy Number:

Policies Map Number:

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes

No

5.2 Complies with the Duty to Co-operate?

Yes

No

5.3 Sound?

Yes

No

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

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7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

Continue on a separate sheet if necessary

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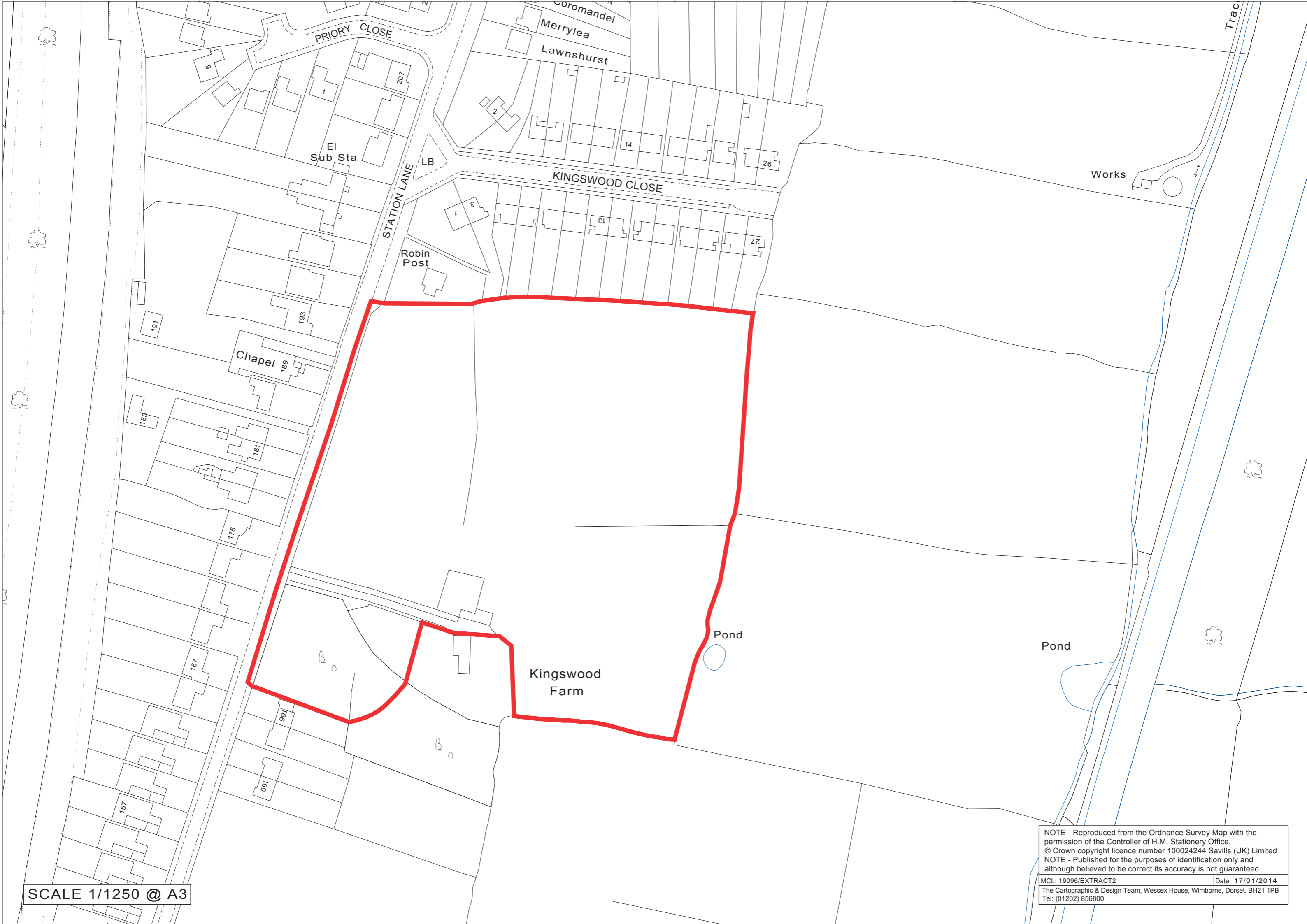
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