

Land at Kingswood Farm, LAPWORTH

PLANNING SUMMARY

1.0 Introduction

1.1 This Report is a brief summary of the planning potential afforded by the land at Kingswood Farm in Lapworth. In particular it seeks to assess not just the general planning potential but also the specific opportunity offered by the site's location in relation to other representations that have been submitted to Warwick District Council.

2.0 Planning policy context

2.1 Lapworth lies within the District of Warwick. The current Local Plan, which is in the process of Review, 'washes over' the whole village with Greenbelt. Therefore, there is a presumption against development unless there are exceptional circumstances.

2.2 The village is spread out over a large area and is not at all compact. However, it is quite large and does have a very good range of services including a railway station, local shops, a primary school, pubs/restaurants and local bus services. Accordingly the emerging Warwick Local Plan Review proposes to define Lapworth as a Category 1 Village where development of up to 100 homes will be accepted. The village will also have a defined boundary, including allocated development sites and will no longer be 'washed over' by the Greenbelt.

2.3 The emerging Warwick Local plan does proposes this change but does not seek to identify or allocate any specific sites. However, as a consequence of the consultation process, a number of potential sites were put forward in respect of Lapworth. Before turning to consider those representations relevant to the subject site it should first be noted that there has been surprisingly limited opposition to the principle of significant growth in Lapworth. It is likely that this owes much to the extended nature of the village where there are no concentrated pockets of housing which are likely to be particularly concerned over any direct impact from new housing. This suggests that it is also likely that there will be some political expediency in allocating the projected growth in Lapworth into one or two large sites, where there will be only a limited number of existing houses affected, rather than dispersal across a large number of smaller sites which would affect a much larger number of existing residents.

2.4 There have been two representations submitted which directly affect the site at Lapworth. Both purport to be on behalf of a single landowner or landowners. The

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two representations lie contiguous to each other and cover, in effect, the land between Kingswood Close and Kingswood Cottage including the land between Station Lane and the canal. There is a small area excluded from this which comprises part of the open area/orchard in front of Kingswood Farm.

2.5 The smaller of the two representations relates to land between Kingswood Cottage and Lyndon on Station Lane. This is submitted on behalf of the Trustees who own the land. There is no detailed report or other submission in support of the proposal, merely an expression of support and a plan of land ownership.

2.6 The second submission relates to land from (and including) Kingswood Farm up to land to the rear of Kingswood Close. This is supported by a report prepared by Savills. This report states that the land in question is owned by unnamed landowners. It includes a significant area including Kingswood Farm and an adjoining field plus part of the open/orchard area to the front which appears to be owned by Alf Rajkowski who has not agreed to nor had any involvement in this submission. The report sets out the location of the site and confirms that there are some flooding issues to the rear (adjacent to the canal) which will restrict the site's developability (and similarly affect the other site referred to in 2.5 above). The report also notes that there are protected trees along the site's Station Lane frontage.

2.7 Whilst there are no specific proposals or any indication of any scale of development the report indicates five possible access points. Interestingly three of these relate to land outside of the landowners' control, one would require the removal of the protected trees and one is achieved through Kingswood Close. Indeed, there appears to be only one that would facilitate an appropriate access without impacting upon the protected trees, overloading an existing substandard access (Kingswood Close) or leading to a long and contrived development form across third party land which is the access currently serving Kingswood Farm. It is suspected that this has been submitted as a means of focussing attention upon what Savills probably consider to be the best and only achievable form of access and one which, in error, they consider to be within their clients' control.

3.1 **Strategy**

3.1 Having regard to the foregoing it is considered that the proposed identification of Lapworth as a Category 1 Village has real merit and is almost certain to be confirmed. The village has an excellent range of services and could accommodate significant growth.

3.2 it is also considered that there is merit in locating the bulk of this growth on a single large site since this will, in effect, minimise any local opposition. Land off Station Lane is an appropriate location for a number of reasons, as follows:

- It would affect relatively few existing houses;
- It is close to the school and station;

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- It would not affect one of the two main distributor roads through the village; and
- It has strong defined boundaries which mean that there would be limited impact upon the Greenbelt and it would not be seen as a precursor to much larger longer term development.

3.3 Accordingly it is considered that the proposed submissions have strong merit and will be given serious consideration. They should thus be supported, particularly that by Savills since the other land, in isolation, does not offer the same sort of integrity in respect of the village structure. Early discussions should be held with the landowners to inform them of their error over landownership and to establish a strong working relationship. Any cooperative agreement should reflect that Kingswood Farm controls access, is unaffected by any flooding issues and is capable of immediate and early development.

CNL Robinson – 1221 Planning Services

13th February 2013

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TOWN & COUNTY PLANNING
ACT 1990 (as amended)

REPRESENTATION NO. 6148

ADDITIONAL
REPRESENTATION TO
VILLAGE HOUSING
OPTIONS & SETTLEMENT
BOUNDARIES

Prepared by
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1.0 INTRODUCTION

1.1 This Report will reiterate original representation (attached) made concerning the Village Housing Options for Kingswood. In particular, to land at Kingswood Farm off Station Lane and that this site has not been included within the Village Envelope.

2.0 KEY POINTS

2.1 In reviewing the New Local Plan and the Village Envelope for Kingswood, it is considered that further representations is required to the concern that land at Kingswood Farm has not been enclosed within the Village Envelope and remains within the Green Belt.

2.2 Warwick District Council, therefore is kindly asked to review this representation and include the land within the Village Envelope based on the following reasons:

- The land is located off Station Lane and would not affect one of the two main distributor road through the village;
- The land is walkable distance from the railway station;
- Close to local services (local shops, schools and play facilities) and railway station; and,
- The Village Envelope would still maintain a strong defined boundary and not affect the Green Belt as it would maintain the five purposes as set out in the National Planning Policy Framework (NPPF) paragraph 80.

3.0 CONCLUSION

3.1 This land has the potential to offer future uses (for example housing mix) that would contribute towards sustainability due to its location and proximity to local services and the railway station.