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Our Ref: KW/MLR/K/6048

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 clients Mr and Mrs G Bull.

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 3.12
Part B Paragraph 4.10
Part B Paragraph 6.6
Part B Kingswood Site 1
Part C Kingswood

Cc Client

Village Housing Options Response Form 2013

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Ref:
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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	Mr & Mrs	Mrs
First Name	G	Miranda
Last Name	Bull	Rogers
Job Title (where relevant)		Principal Planner
Address Line 1	C/o Agent	Stansgate Planning
Address Line 2		9 The Courtyard (KW/MLR/6048)
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).

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 document be addressed.

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This paragraph highlights the problems facing an increasingly older rural population. Mr and Mrs Bull have spoken to many local residents in Rowington Parish who repeatedly highlight the difficulty of finding appropriate accommodation for them to move into as they get older. Specific demand has been identified for the development of bungalows to enable long term residents of the villages to remain close to their friends but in accommodation more suited to their needs. Mr and Mrs Bull's research also supports the anecdotal evidence referred to in this paragraph that older people are being forced to move away from Green Belt villages because of a lack of suitable accommodation.

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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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The National Planning Policy Framework recognises that some development in the Green Belt is appropriate, and more particularly that development within existing settlements is not harmful to the overall purpose of the Green Belt and indeed can be helpful in ensuring the sustainability of rural settlements. In the light of this it is appropriate for the more sustainable villages in the Green Belt to be removed from the Green Belt through the establishment of village boundaries. We therefore support paragraph 6.6.

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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 District 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. Kingswood is rightly categorised as a sustainable settlement due to its range of local services and facilities and also its opportunities for travel by public transport. Notwithstanding this it suffers from specific housing problems, with an unusually high proportion of owner occupied properties, and of large detached dwellings. There is an acknowledged shortage of bungalows (which would meet the needs of much of the aging population who want to downsize but not move away), of affordable housing and of small family homes. Due to its Green Belt location these problems are only going to be met through the allocation of land for development, and more particularly the development of housing to meet the identified local needs. Mr and Mrs Bull own Site 1 being land at Meadow House and strongly support its proposed allocation. It is proposed for allocation to accommodate approximately 20 dwellings. Mr and Mrs Bull have promoted the land for residential development for several years and have, over that time, submitted various assessments and reports which confirm it is suitable for development. In particular:

- The site is clearly defined by the railway and canals, providing long term, defensible boundaries and thereby preventing the likelihood of further encroachment into the Green Belt. Harm to the openness of the Green Belt, and conflict with the purposes of including land within the Green Belt, would be limited. This is confirmed by the Council's own assessment which indicates that the site fulfils only a low/medium Green Belt role. The Council also accepts that the Green Belt is somewhat compromised by the previous commercial use of the site;
- The site is well screened from the wider area by existing tree belts as well as the canals and railway. The landscape impact of the development would be limited, a matter confirmed by the Council's own appraisal of the site;
- There are no known protected species within the site but a full assessment would be carried out and any necessary accommodation provided as part of a development;
- Adequate access can be provided to the site directly from the Old Warwick Road to the north of the site. A highways report has previously been prepared and submitted to the Council which confirms this;

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- Contrary to comments from the District Council the site is not prone to flooding and indeed has not flooded in the past. Development would not result in any increased flood risk. Notwithstanding this the owners have requested to be involved in any flood assessment work and associated meetings from the outset to further investigate the matter. It is noted that the SHLAA reports, with reference to the SFRA, that a 'minor river' runs down the site. There is no over ground water running through the site, and no known underground source;
- The site immediately adjoins the settlement boundary of Kingswood and is close to the main services and facilities therein as well as bus stops. It is an ideal location for housing to meet identified local needs, including bungalows;
- Within the parish of Rowington there has been considerable support for the development of the site, and in particular for the development of bungalows which the owner supports;

Mr and Mrs Bull confirm that the site is readily available. Moreover they are negotiating an option agreement with a local house builder which confirms developer interest. There is no reason why the site could not be developed within the first five years of the Plan.

We note that reference to housing to meet the needs of Rowington Parish and of Lapworth Parish have been removed, with the requirement instead being for Kingswood (and thereby covering both parishes). We strongly support this change as splitting the requirement between the two parishes has previously led to some confusion.

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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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Part C - Commenting on the Indicative Settlement Boundaries

If you are commenting on multiple sections of the document, you will need to complete a separate sheet for each representation

Sheet of

Which settlement are you responding to?

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (use a separate sheet if necessary).

We strongly support the proposal to inset Kingswood from the Green Belt and revise the village boundary. We particularly support the proposal to draw the boundary around Site 1 which is considered to be the most suitable for development during the Plan period.

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