

Our ref: HTP852le1

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18th September 2015

Dear Mr Barber,

Land at Rouncil Lane, Kenilworth

Hancock Town Planning Ltd acts for Nicholas Dodd who owns 25 acres of land at Rouncil Lane on the edge of Kenilworth, as outlined in red on the enclosed OS plan and extract from Google Earth.

Following a preliminary telephone conversation with Sam Holder of your Department, it was agreed that I should formally write to the District Council to make officers aware of the availability of Mr Dodd's land for development, and ask that its suitability be considered as part of both the Local Plan preparation process and the review of the Council's SHLAA.

The site

The land, which is currently in agricultural use, immediately adjoins the southern boundary of Kenilworth Sixth Form College which is proposed in the Council's Submission Local Plan for redevelopment to provide 130 dwellings, site reference H12.

The Dodd land is currently in agricultural use and has a field access onto Rouncils Lane at the point marked on the plan.

Suitability for development

General Location

Through the identification of proposed housing site H12, the District Council has already concluded that the south Kenilworth location is a sustainable area for development. In particular, we highlight the conclusions of Enfusion's Sustainability Appraisal of April 2014 which noted the area's good access to local services, education facilities and public transport.

Moreover, as you know, Planning Inspector Ward has recently published his Initial Findings regarding the Examination of the Submitted Warwick District Local Plan. Inspector Ward states that the Council's annual housing target of 714 dwellings per annum is inadequate as it does not accurately meet forecast '*Objectively Assessed Housing Need*', in particular unmet housing need arising from Coventry. Clearly, the town of Kenilworth is very well placed to meet Coventry's unmet housing need as it is one of the key towns to which Coventry residents 'out-migrate'. Therefore, it is reasonable for the planning authority to seek to meet any additional housing need in Kenilworth, a large and sustainable settlement which is very well related to Coventry.

It is also worth noting that the sustainability of Kenilworth will significantly improve over the next few years with the planned re-opening of Kenilworth railway station and implementation of the employment allocation at Thickthorn.

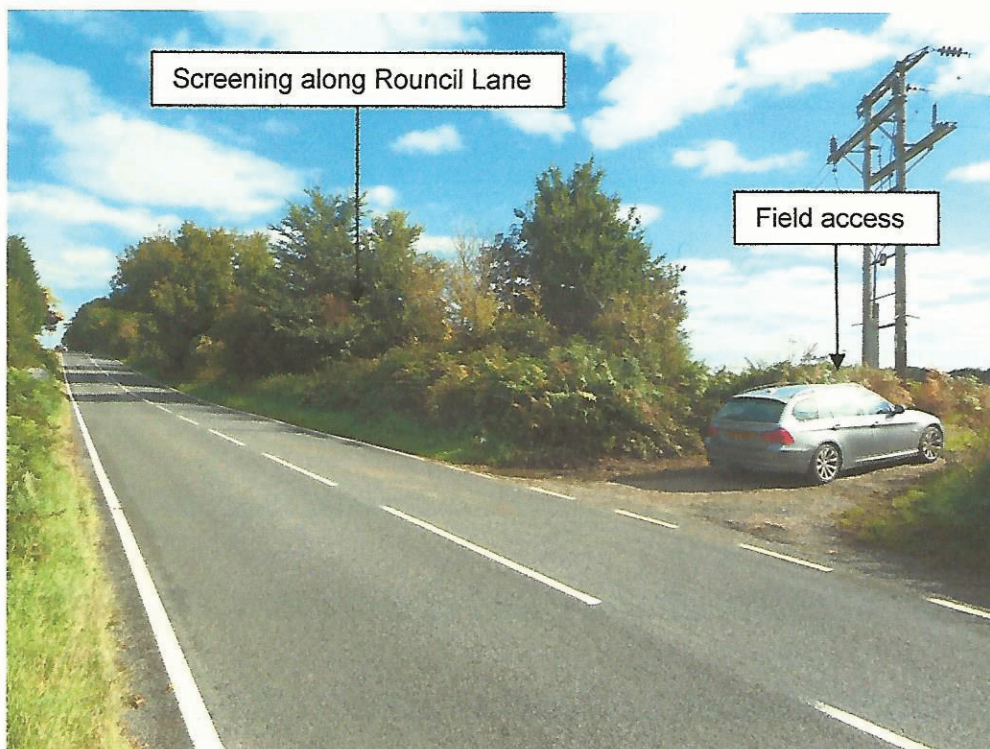
Site-specific considerations

In considering whether Mr Dodd's land may be suitable for development, we note that:

- The site gently rises to the north and is free from major landscape constraints, such as trees or prominent ridges.
- Development would not result in the loss of hedgerows, as the interior of the site is free from landscape features and the existing boundary hedgerows could be retained and enhanced as part of any development.

The site is very well screened from Rouncil Lane, as can be seen from photograph 1 below. Residential development would therefore have limited visual impact, even more so if development were confined to the northern part of the site.

Photograph 1: View from Rouncil Lane



- The site lies outside any area of defined flood risk.
- The site lies outside any defined conservation area and is not adjacent to any listed building. The site could therefore be developed without any adverse impact on the historic environment.
- There are no access constraints. Rouncil Lane at the point of the site frontage is subject to a 40 mph speed limit, so requiring visibility splays of 90 metres. These splays can easily be achieved at any point along the land's frontage to Rouncil Lane.

We are therefore unaware of any physical or environmental constraints which would prevent development of the land (clearly, the site lies within the Green Belt, but this is a planning policy designation, not one which has any relationship with landscape quality.)

Relationship with Proposed Site H12

Whilst the site could be developed in isolation, we also highlight that the Dodd land also offers the important advantage of being able to improve the proposed access arrangement to the adjacent H12 site. At present, we understand that secondary vehicular access to the H12 site is to be via either Gypsy Lane or the adjacent Towers Close. We note that the Landscape Sensitivity Report of April 2014 comments in relation to the H12 site that:

"The Gypsy Lane access would appear to be too narrow for upgrade to an adoptable road width should a second site access be required. The junction with Rouncil Lane could also be problematic. It is more likely that a second access could be provided via Towers Close."

However, in addition to Gypsy Lane being inadequate, a secondary access from Towers Close would also be unsuitable as it is a narrow residential street with significant levels of restrictive on-street parking. Allowing traffic flows associated with a 130 house development along this narrow and sinuous route would have a highly detrimental impact on the residents of Towers Close. However, allocation of some or all of my client's land would allow for a suitably designed alternative access to site H12 to be taken from Rouncil Lane. This would result in a far more suitable approach to accessing the H12 site, ensuring that the development would have two accesses designed to appropriate standards.

We would therefore be very grateful if you could please confirm receipt of this representation and consider the merits of allocating some or all of Mr Dodd's land as part of the Council's forthcoming Proposed Modifications to the Submission Local Plan.

In the meantime, please do not hesitate to contact me should you require any further information or require access for a detailed site visit.

Yours sincerely,

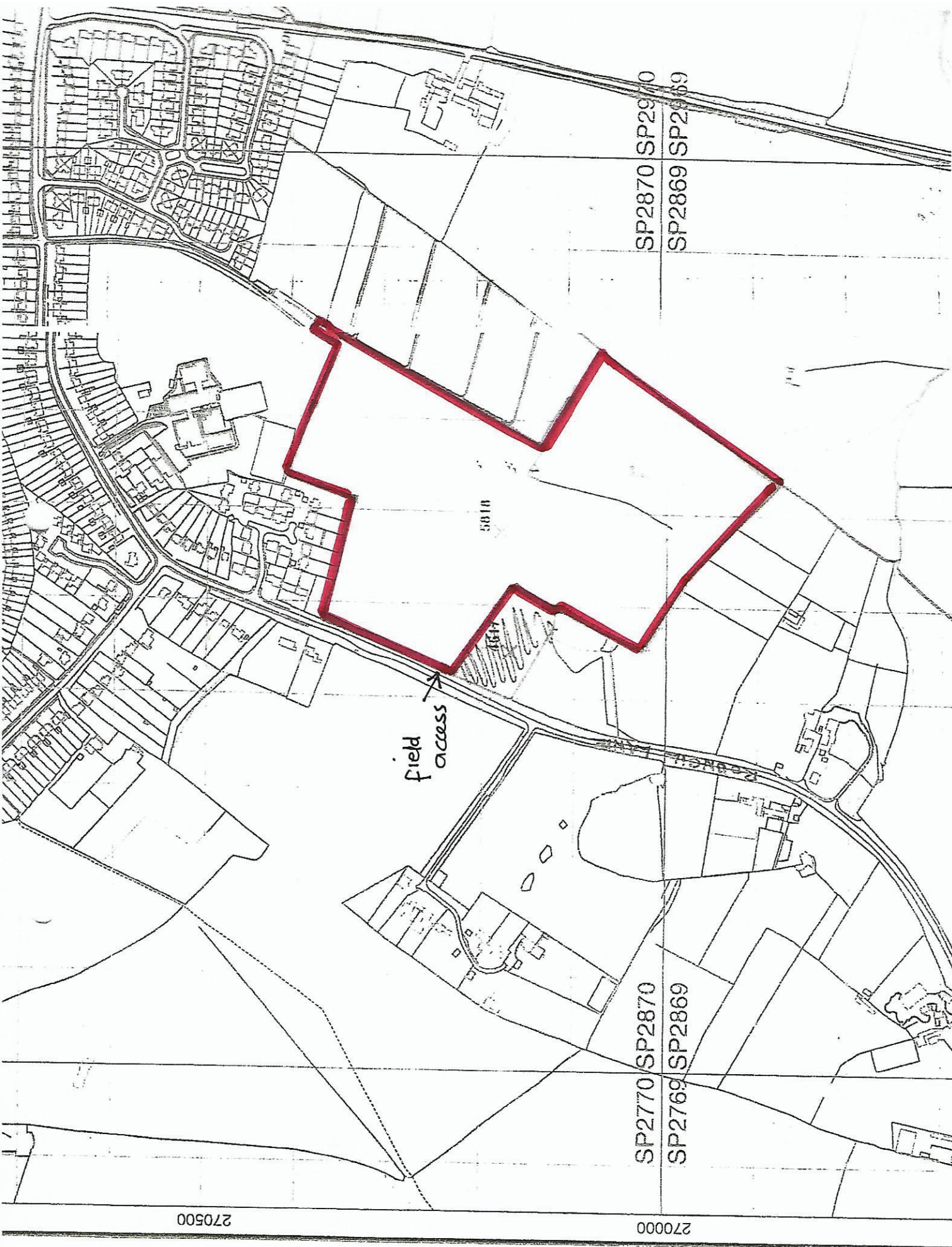


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Google earth





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