

Land off Friends Close Baginton Warwickshire

Statement in Support of Promotion of Site
In Response to Baginton and Bubbenhall
Submission Draft Neighbourhood Plan

Submitted on behalf of
Deeley Group Ltd

July 2017



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Appendix 1 - Site Location Plan

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1 Introduction

- 1.1 The purpose of this document is to provide an overview of the site off Friends Close, Baginton that is being promoted by Deeley Group Limited as a suitable site for a small scale residential development or care home scheme.
- 1.2 This document provides detailed site specific information that will assist in its consideration through the Neighbourhood Plan process. In particular, this document has been produced in response to the Baginton and Bubbenhall Neighbourhood Plan Submission Document.
- 1.3 The site extends to approximately 3.9 hectares of land, of which, approximately 0.9 hectares is developable. It is considered that the developable part of the site offers a sustainable location for residential or care home development. As part of the development proposal the landowner is willing to offer their remaining land to the village for a permanent area of public open space provision.
- 1.4 The issues that will be considered within this report include the following:
 - The proposed developer- Deeley Group Ltd
 - Site location and description
 - National planning policy context
 - Overview of the development opportunity
 - Summary of technical issues and constraints
 - Summary and conclusions

2 The Proposed Developer – Deeley Group Ltd

- 2.1 The Deeley Group are a family run independent business with strong values and principles. The company has been a key part of the local development and construction industry for over 70 years.
- 2.2 The residential arm of the Deeley Group, Deeley Homes, is one of the UK's leading privately owned development companies. Deeley Homes are a local firm of house builders and have been building residential development in the District for over 40 years. They employ local labour and have a local supply line of suppliers and subcontractors that work with the firm on a regular basis which also helps with training opportunities with the younger members of the workforce.
- 2.3 Deeley Homes is a fast growing and important part of the Group that is building a reputation for distinctive developments that offer home owners great locations, spacious accommodation, high quality fixtures and fittings and stylish design.
- 2.4 Deeley Homes own the site off Friends Close that they consider is suitable for providing a small scale bespoke residential development or care home scheme that can assist in meeting the aspirations of the local community. As part of the development proposal the landowner is willing to offer their remaining land to the village for a permanent area of public open space provision.

3 Site Location and Description

- 3.1 The site at Friends Close, Baginton extends to 3.9 hectares of land, of which approximately 0.9 hectares is developable. The land comprises part of a former sand and gravel working. It is identified on the Site Location Plan included at Appendix 1. It is a broadly rectangular shaped site that is located adjacent to the edge of the village bounded by the existing settlement to the north and east. The site is currently located within the Green Belt.
- 3.2 A Brethrens Meeting room is located to the east of the site. Baginton Conservation Area lies to the south east of the site and Coventry golf course is located further to the south.
- 3.3 The site is accessed off Friends Close a road leading from Mill Hill which currently serves the Brethrens Meeting room. Friends Close forms part of the adopted highway network.
- 3.4 The site benefits from mature trees along the western and southern boundaries and a few within the site. The residential character of the surrounding area is mixed with varying house types and designs including a mix of detached and semi-detached properties including houses and bungalows. The majority of dwellings in the locality are brick built with pitched tiled roofs set in individual garden plots.
- 3.5 Baginton, a growth village, has a good range of services and facilities including a village shop/post office, village hall, place of worship, take-away public houses, nurseries and Royal British Legion. The village is serviced by public transport, with a frequent bus service to Coventry which is around a 15 minute journey.

4 Planning Policy Context

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 4.2 The NPPF places a presumption in favour of sustainable development. Paragraph 7 of the Framework states that there are three dimensions to sustainable development: economic, social and environmental.
- 4.3 In respect of housing, in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. They should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. Where local authorities have identified that affordable housing is needed, they should set policies for meeting this need on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.
- 4.4 For plan making, local planning authorities should positively seek opportunities for the development needs of their area. In respect of neighbourhood planning the NPPF states that neighbourhoods should develop plans that support the strategic needs of their area including policies for housing and economic development. Neighbourhoods should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan. Neighbourhood plans should not promote less development than that set out in the Local Plan or undermine its strategic policies.

Warwick Local Plan

- 4.5 The Warwick Local Plan is undergoing a period of review. The new Local Plan identifies Baginton as a Growth Village and has allocated one site north of Rosswood Farm (Site H19) for 80 houses and a site at Oaklea Farm (Site H08) for 20 houses.
- 4.6 In regard to Green Belt policy, the new Local Plan proposes that Baginton is inset from the Green Belt.

Coventry and Warwickshire Joint Green Belt Review

- 4.7 The Coventry and Warwickshire Joint Green Belt Review has recently been published. The purpose of this study was to undertake a comprehensive assessment of Green Belt land in various Coventry and Warwickshire Council areas including Warwick District.
- 4.8 Baginton is identified as being located within Land Parcel BT1 which has been given a moderately high ranking of 15 out of 20. The parcel of Green Belt is described as sitting between the village of Baginton to the east and the city of Coventry to the north-west and states that the distance between the two settlements at some point is less than 300m. It is considered that intervisibility is a factor in the contribution of the parcel to the setting of Coventry.

5 Overview of the Development Opportunity

- 5.1 The site off Friends Close is a sustainable location for additional housing or a care home development that will assist in meeting local needs including affordable housing requirements.
- 5.2 There is an existing adopted access to the site and it is envisaged that the site could accommodate a development of either 10 dwellings (including both market and much needed affordable homes) or a care home scheme. Both options would be considered acceptable to Deeley. Land to the south of the developable area is also in the ownership of Deeley and it is proposed that this would be offered to the Parish Council for use as public open space provision to be provided in perpetuity. Public open space is in short supply in the Village and would provide significant community benefit to the area.
- 5.3 The landscape proposals for the development of the site will be a key consideration, with opportunities for the inclusion of significant areas of open space incorporated into the scheme layout along with retained and improved landscape boundary treatment.
- 5.4 Access to the site is proposed off Friends Close which currently serves the Brethern Meeting rooms. Parking can be provided in accordance with Local Authority standards in secure locations to ensure levels of natural surveillance.
- 5.5 Deeley Group owns the site and has control of the access and therefore the site is a readily available and deliverable site.
- 5.6 It is widely recognised that small and medium house builders have an important role to play in addressing the housing shortage across the Country and that a thriving SME building sector is vital to significantly boost housing delivery. However, small house builders can only thrive if suitable land is available to them to deliver small scale housing schemes. The site off Friends Close provides an ideal opportunity for Deeley to deliver a small high quality housing scheme.

6 Summary of Technical Issues and Site Constraints

- 6.1 As with any development site there are a range of environmental and technical considerations that need to be considered as part of any development allocation. The following section of this document identifies aspects of the environment that need to be considered. Known baseline conditions, the data required to assess impacts and the scope for any mitigation measures are discussed. The key issues for this development will be:-

Landscape and Visual Impact

- 6.2 The site is capable of satisfactorily accommodating new development in a manner that avoids significant encroachment into the countryside.
- 6.3 Any housing developed on the site would not be perceived as an isolated imposition into the landscape but will be seen as the edge of the village being brought closer to the receptor. The site contains an existing framework of vegetation along its western and southern boundaries and there are opportunities to improve this boundary treatment along with providing strong landscaped northern and eastern edges to the site.
- 6.4 Of course any development around the edge of a settlement such as Baginton will have a degree of landscape and visual impact, and these impacts need to be considered in the balance with the other planning considerations.

Traffic and Transportation

- 6.5 Traffic and transportation issues are an important consideration in the development of the site. The site is in a sustainable location being within walking distance of the village's community facilities.
- 6.6 It is envisaged that any access to the properties would be via a private drive that would lead up off Friends Close. Friends Close is an adopted road and the junction of Friends Close with Mill Hill is considered capable of accommodating the small increase in traffic envisaged by this development. There would be no wider impact on the surrounding road network.

Ecology

- 6.7 Ecological conditions will need to be considered as part of any development proposal but it is not considered there are any significant constraints to the site's development. There is also considerable scope for the incorporation of

a range of mitigation and enhancement measures within the development of the site.

Archaeology and Cultural Heritage

- 6.8 The site is located outside but close to the Conservation Area of Baginton and there is a Scheduled Ancient Monument in close proximity to the site. A full heritage assessment would be carried out to support the development of the site. Any layout would have to demonstrate how the site can be designed so as not to affect the setting of the heritage assets. It is considered however that an area of open space by the castle ruin could protect the site from encroachment from development.

Flood Risk and Drainage

- 6.9 The site lies outside the floodplain and therefore is not at risk of flooding.
- 6.10 As with any development of this scale, detailed proposals will have to be developed in due course to accommodate the necessary foul and surface water drainage and detailed strategies for any impacts will be required. The principles of sustainable urban drainage systems (SUDS) as encouraged by the Environment Agency, will be used as part of the detailed design process for the surface water scheme. At this stage it is not envisaged that there are any constraints that would prevent acceptable solutions for drainage from being achieved.

Ground Conditions

- 6.11 The wider site has historically been used as a gravel and sand working. A report has been undertaken by Nicholls Colton Group to assess the ground conditions and suitability of the site for residential development. This has shown that the proposed development area is outside of the main extent of the historical landfill and there are no current barriers to development.

Green Belt

- 6.12 The site is located within the Green Belt. It is well contained with housing to the north and an area of land proposed to be provided as public open space to the south. The site has the opportunity to provide landscape boundary treatment to further increase screening and would not therefore cause an acceptable harm to the landscape.
- 6.13 The site does not serve any of the purposes of including land within the Green Belt as detailed below:

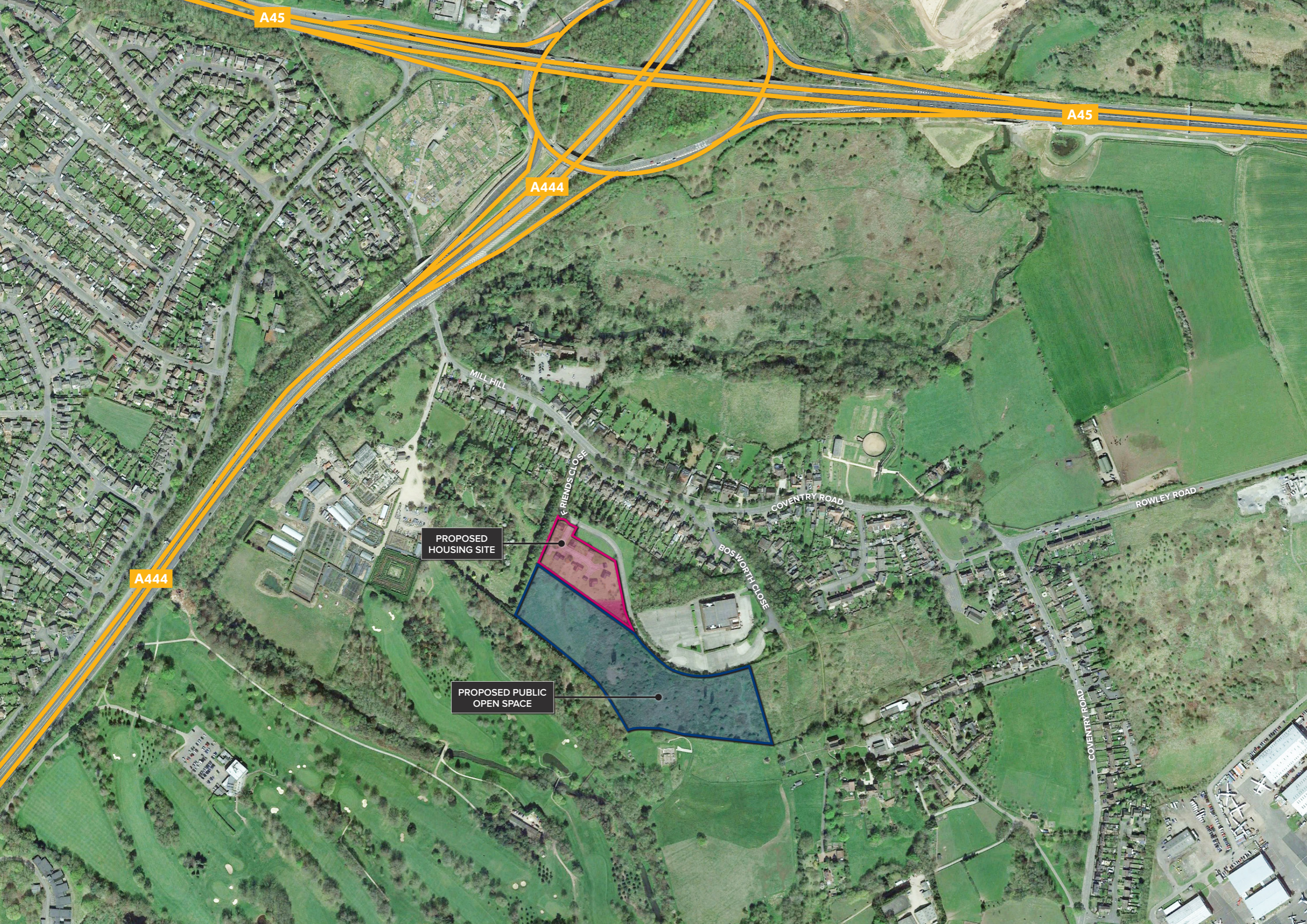
- *To check the unrestricted sprawl of large built up areas* – Baginton is a growth village not a large urban area. It is separate from Coventry and the site does not act to increase sprawl to Coventry
- *To prevent neighbouring towns from merging into one another* – Whilst it is in proximity to Coventry it is separate and is some distance from Kenilworth, Leamington Spa and Warwick so would not contribute to the merging of these towns.
- *To assist in safeguarding the countryside from encroachment* – Whilst it is located in the countryside it is adjacent to the existing built up area of Baginton and would not represent unacceptable encroachment
- *To preserve the setting and special character of historic towns*- The historic Lund Roman Fort and Baginton Castle lie in this part of the settlement however, the site can be adequately screened through increasing the existing landscape boundary treatment.

6.14 We consider that there are very special circumstances to justify development in the Green Belt in this case through the provision of additional housing growth including affordable housing or a care home in addition to the provision of a significant area of public open space being gifted to the village in perpetuity.

7 Summary and Conclusions

- 7.1 This Document has provided an overview of the site off Friends Close, Baginton that is being promoted by Deeley Group. The site is broadly rectangular in shape and comprises of 3.9 hectares of land located to the south of Mill Hill.
- 7.2 The assessment provided in this document has shown that the site's constraints can be overcome and a high quality and sustainable housing or care home development can be achieved. The site provides a sustainable location for development close to all village services and amenities.
- 7.3 It is considered that the site off Friends Close should therefore be allocated in the Neighbourhood Plan.

Appendix 1



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PROPOSED HOUSING SITE

PROPOSED PUBLIC OPEN SPACE

MILL HILL

FRIENDS CLOSE

COVENTRY ROAD

BOSWORTH CLOSE

ROWLEY ROAD

COVENTRY ROAD