

SOUTH WARWICKSHIRE LOCAL PLAN

ISSUES AND OPTIONS CONSULTATION

LAND SOUTH OF VICARAGE ROAD, NAPTON-ON-THE-HILL, SOUTHAM, CV47 8NA

Questions for Issue S7: Refined Spatial Growth Options

Q-S7.2: For each growth option, please indicate whether you feel it is an appropriate strategy for South Warwickshire.

This Issues and Options submission is made on behalf of Mrs A Watson with respect to Land South of Vicarage Road, Napton-on-the-Hill, Southam CV47 8NA.

It is submitted that Option 5 Dispersed Growth is an appropriate strategy for new housing distribution in the emerging South Warwickshire Local Plan. This strategy would seek dispersed housing growth across the District rather than limiting development to a small number of locations or a new settlement. A dispersed development strategy would therefore assist in meeting the housing needs in a greater number of settlements.

A dispersed development strategy such as Option 5 would also conform with paragraph 79 of the NPPF which requires Planning Authorities to prepare policies that identify opportunities for villages to grow and thrive, especially where they will support local services. Option 5 would allow for a range of small to medium sized housing sites to come forward in rural settlements and deliver a variety of housing types and tenures which could meet local housing needs, enhance the vitality of the community and support the viability of the local services. Such small to medium sized housing sites can deliver homes often early in the plan period and certainly more quickly than large strategic allocations and new settlements.

Adoption of Option 5 would allow for new housing development to be allocated in Local Service Villages, such as Napton-on-the-Hill which provide a reasonable level of services and facilities to the village and local community. Allocation of sites through a dispersed growth strategy would add variety to the range and location of housing sites coming forward in the District: one such site is Land to the South of Vicarage Road, Napton-on-the-Hill, Southam CV47 8NA.

Land South of Vicarage Road, Napton-on-the-Hill is shown marked red on the attached Location Plan (drawing reference 6271.99). The site comprises some 0.89 hectares of poor (Grade 4) agricultural land. The site is located to the south-east of Vicarage Road, Napton-on-the-Hill. The site slopes away from the Vicarage Road eastwards towards the residential development at Quincy Meadows. To the north of the site and to the west on the opposite side of Vicarage Road lies residential development. To the south of the site adjacent to Godson Lane is a field with further residential properties beyond. Access to the site can be gained from Quincy Meadows and Vicarage Road. Public footpath SM42c passes through the site and connects Vicarage Road to Fell's Lane to the south-east.

The site lies within the defined Built-up Area Boundary for Napton-on-the-Hill in a predominantly residential area. The site is well related in size and scale to the built form of the village. Napton-on-the-Hill is identified as a Local Service Village in the adopted Stratford on Avon Core Strategy as it provides a reasonable level of services and facilities to the village and local rural community. Napton-on-the-Hill supports a convenience/village store and Post Office, Public Houses, a primary school and pre-school, play areas for young children and teenagers and a village hall. The site is within easy walking distance of services and facilities required for day to day needs along existing pavements.

Vicarage Road is a public transport route, where regular services are provided between Napton and Leamington Spa. Bus stops are located on Vicarage Road adjacent to the site. Future residents of the site would therefore be able to access higher order services and facilities in Leamington Spa and beyond by means other than the private car.

The site could come forward in whole, or in part, as a residential allocation; it could accommodate up to 20 dwellings at 30dph if approximately 70% of the site was developed. The public footpath passing through the site would be retained in any future development. There is sufficient land available to deliver new residential development and provide for the required biodiversity net gain on-site. The site could deliver a variety of housing types and tenures which could meet the needs of the local community, including affordable housing, and First Homes. As a small to medium sized site, the development could come forward quickly and in the early part of the plan period thereby assisting housing delivery in the District.

Residential development on Land South of Vicarage Road would represent the type of site sought by paragraph 79 of the National Planning Policy Framework which tasks Local Authorities to support sustainable development in rural areas and locate new housing where it would enhance or maintain the vitality of rural communities. The land is ideally located within the village, in a residential area, within walking distance of the village's facilities and adjacent to a public transport route. A scheme could be brought forward that delivers an attractive residential development which supports local housing needs and which provides for ecological enhancement on site.

PMK/CMF/6271

2 March 2023