

R: 7408

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**stansgate**

PLANNING

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Our Ref: KW/MLR/K/6048

25 July 2012

Development Policy Manager  
Development Services  
Warwick District Council  
Riverside House  
Milverton Hill  
LEAMINGTON SPA  
CV32 5QH

WDC PLANNING	
Ref	
26 JUL 2012	
SEARCHED	
CC	CR PD MA
PRE	GEN DIS

Dear Sirs

**LOCAL PLAN PREFERRED OPTIONS RESPONSE FORM**

We act on behalf of Mr and Mrs G Bull and have submitted representations on their behalf by e-mail. One of the representations makes reference to a CD. Please find enclosed a hard copy of that representation together with two copies of the CD.

Yours faithfully

E-mail: [Miranda@stansgate.co.uk](mailto:Miranda@stansgate.co.uk)

Enc Policy PO4 rep  
CD x 2

## Preferred Options Response Form

2012

For Official Use Only

Ref:

Rep. Ref.

Please use this form if you wish to support or object to the Preferred Options version of the new Local Plan.

**If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B 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 for members of the public. You can also respond online using the LDF Consultation System, visit: [www.warwickdc.gov.uk/newlocalplan](http://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
Organisation (where relevant)		Stansgate Planning
Address Line 1	C/o Agent	9 The Courtyard
Address Line 2		Timothy's Bridge Road
Address Line 3		STRATFORD UPON AVON
Address Line 4		Warwickshire
Postcode		CV37 9NP
Telephone number		01789 414608
Email address		miranda@stansgate.co.uk
Would you like to be made aware of future consultations on the new Local Plan?		<input checked="" type="checkbox"/> Yes      No
About You: Gender	Female	
Ethnic Origin		
Age	Under 16	16 - 24
	25 - 34	35 - 44
	45 - 54	55 - 64
	65+	

## Part B - Commenting on the Preferred Options

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

Sheet 9 of 9

Which document are you responding to?

e.g. Preferred Options (Booklet) Preferred Options (Full Version)

Preferred Options full version

Which part of the document are you responding to?

Preferred Option Box (e.g. PO1)

PO4

Paragraph number / Heading / Subheading (if relevant)

Distribution of Sites for Housing B. Category 1 & 2 Villages

Map (e.g. Preferred Development Sites – Whole District)

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).

Please see attached

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Ref:

Rep. Ref.

The southern boundary is defined by the canal arm which joins the Grand Union Canal to the Stratford Canal. Existing Ash trees, some of which are in excess of 15 metres high, screen the site from the Canal Arm and this screening is further reinforced by native understory planting of Hazel, Holly, Elderberry and Briar. An additional screen of Leyland conifers is in place on this boundary.

The CD attached to this submission includes a plan prepared by the owner which shows the layout of the site with photographs of various parts within it and of the surrounding area, together with a description of each photograph (Items 1 and 2 on the CD).

### ***Suitability for Development***

There are many reasons why this site is suitable for development.

#### **1. Proximity to services and facilities**

Lapworth contains a wide range of local services and facilities and most are very close to this site. Within metres of the access point to the site is the Post Office, the village shop, a hairdresser, two public houses, the primary and nursery schools and bus stops. Within the village is an active community hall offering various clubs and societies, and the train station. The availability of this level of services and facilities within walking and cycling distance, coupled with both bus and train services to the surrounding area, provide a genuine alternative to the private car for everyday living and make for a sustainable location.

#### **2. Highways**

A highways report looking at the suitability of the existing access to serve development has been commissioned and is on the attached CD as Document 7. It confirms that the site could accommodate a development of up to 50 dwellings. It also discusses the sustainability credentials of the site, confirming that for a rural village this site is well located, with easy access to a range of services and facilities, buses and trains.

#### **3. Ecology**

There is an attractive pond within the site which will be retained. All existing boundaries, together with the planting around the pond, would also be retained and enhanced where appropriate. There are no known protected species within the site but a full ecological survey would be undertaken prior to any development.

#### **4. Flooding**

Although the site is bounded on three sides by water these are largely canals and due to their nature they do not flood. A floodplain 6m from Kingswood Brook will be retained and defined by a gabion wall up to 1m in height. This would create a good habitat for small birds, amphibians and invertebrates.

#### **5. Agricultural land value**

The majority of the land has been in horticultural use and is laid with hardstanding, incorporating several poly tunnels and glasshouses. The agricultural value of the land has long since been lost. The remaining field is too small to be of any use to agriculture, being separated from the wider agricultural area by canals. Even if joined with the adjacent field (to the north, part of Kingswood Farm) the area is too small to be viably farmed. Whilst the classification of the land is not known it is a matter of fact that the land cannot be viably farmed and therefore its loss would not be harmful.

#### **6. Previously developed land**

The site does not benefit from the description 'previously developed' due to its horticultural use. Notwithstanding this the land in question is not virgin land. It is largely laid with hardstanding and has the appearance of being developed. A residential development would provide the opportunity to create a permanent development which will be visually attractive

units as necessary. The bungalows at the rear of the site would be for occupation by the over 55's, controlled by legal agreement / planning condition.

The proposals incorporate a community open space within the centre of the site to enhance community spirit, and also retain the existing nature pond, giving access to residents and the wider community. All existing trees and hedgerows along the boundaries would be retained and due to the height of the proposed buildings would screen the development almost completely from the wider landscape. Additional planting throughout the site would provide a desirable, safe community for retired persons to live in.

As outlined in the previous section local residents have expressed support for the development of bungalows for the elderly in the area. Moreover the plan prepared by Mr Bull has been shown to residents and their letters contain specific support for these proposals. Mr Bull has previously presented his proposals to Rowington Parish Council and will be making a similar presentation to Lapworth Parish Council in August.

### ***Developability***

As discussed above the site is available and suitable for development. Moreover there is developer interest in taking the site forward. Document 5 on the CD contains two letters. The first is from A C Lloyd, a local house building firm, which states their interest in developing the site for the purposes described above. The second is from the Rowington Almshouse Charity, expressing an interest in taking on the affordable units.

### **Final Comments**

The site is suitable, available and achievable. It should therefore be allocated for development as outlined above. However there are two further points worthy of consideration.

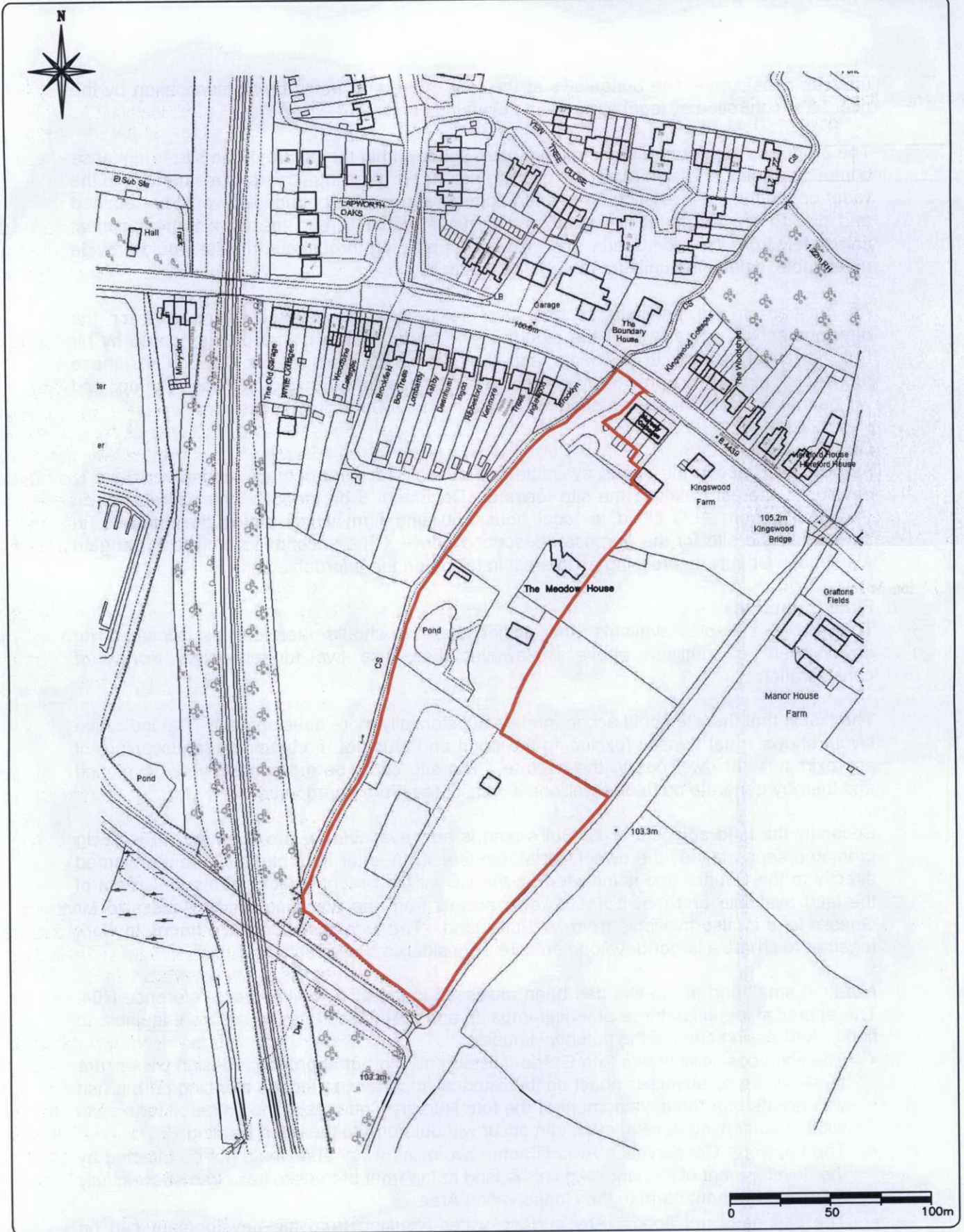
The first is that the site could accommodate substantially more development. The indicative layout shows a net density (excluding the pond and much of the boundary landscaping) of approximately 12 dwellings to the hectare. The site could be more intensively developed and thereby generate up to 50 dwellings if considered more appropriate.

Secondly the land adjacent to Mr Bull's land is also available for development. It is being promoted separately by the owner, Mr Martin Guest. A letter from him has been forwarded directly to the Council and is included on the CD as Document 6. It confirms the extent of the land available and that it has its own access from the adjoining road. Access to Mr Guest's land is also available from Mr Bull's land. The two landowners are happy to work together to create a larger development site if considered appropriate.

**Note:** A small part of the site has been assessed in the 2012 SHLAA, site reference R04. The appraisal identifies three potential impacts and then discounts the site as it is liable to flood. Addressing each of the potential impacts:

- The site does lie adjacent to a Grade II listed building but appropriate design will ensure there will be no adverse impact on its historical importance. Indeed planning permission was granted for the development of the four Nursery Cottages at the entrance to the site without confirming development can occur without harm to the listed building;
- The Lapworth Conservation Area is some two miles away and would not be affected by the development of the land. Again the land at the front of the site has been successfully developed without harm to the Conservation Area.
- The site does not flood. Any surface water resulting from the development can be accommodated within the site using SUDS.

The conclusion drawn by the SHLAA is incorrect and should be ignored.



Drawing Location Plan  
 Project The Meadow House  
 Old Warwick Road  
 Lapworth

Drawing No 6048-100  
 Client Mr & Mrs G. Bull  
 Scale 1:2500 @ A4  
 Date July 2012

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