



WDC PLANNING
 Ref: _____
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 Rep. Ref.

Village Housing Options Response Form 2013

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 | | KIRKHAVEN CONSULTING |
| First Name | | RICHARD |
| Last Name | | WOOD |
| Job Title (where relevant) | | |
| Address Line 1 | | KITES NEST FARM |
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| Email address | | rjwands@btinternet.com |
| Would you like to be made aware of future consultations on the new Local Plan? | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| About You: Gender | | |
| Ethnic Origin | | |
| 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? | | |

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).

SEE ATTACHED REPRESENTATION.

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VILLAGE HOUSING OPTIONS AND SETTLEMENT BOUNDARIES CONSULTATION

PREFERRED OPTIONS 1 & 2, RUGBY ROAD AND COVENTRY ROAD, CUBBINGTON

1. The Trustees of Sir Thomas White's Charity wish to fully support Preferred Options 1 and 2 at Cubbington, identified on the plan at Section 7 of the Village Housing Options and Settlement Boundaries Consultation, and have the following comments to make in respect of them. It is agreed with the District Council that the two sites should be considered together. Although, as requested, separate submissions are made for each option, they are made in identical terms.
2. Cubbington was identified at an early stage of the preparation of the new Local Plan as one of the 10 growth villages in the District. In the Draft Settlement Hierarchy Report prepared in May 2013 as part of the evidence base for the Revised Development Strategy, the summary information on the total scores for each settlement analysed for their potential groupings or classifications, listed Cubbington as a Primary Service Village and having the second highest score.
3. The detailed data gathering and analysis undertaken by the District Council through the process of preparing the new Local Plan has fully justified the selection of Cubbington as one of the most sustainable villages to accommodate the provision of additional housing. As is pointed out in paragraph 5.8 of the current Village Housing Options document, Table 3 attempts to summarise some of the key findings from the technical studies and site evaluation matrix as they relate to individual settlements. In Cubbington, table 3 says that the preferred option(s) focus on minimising landscape impact and regenerating a small corner of the settlement edge, subject to suitable site screening and the relocation of the existing allotment use.
4. In the Landscape Sensitivity and Ecological and Geological Study prepared for the District Council in November 2013 (Appendix 7 to the Report to the Executive on Village Housing Options), with the exception of a small part of area CB02, all the Landscape Area Parcels were classified as 'High' and unsuitable for development. However, in the analysis of 'Landscape Sensitivity to housing development' section of the analysis of this area, the small part adjacent to the settlement edge around the Rugby Road/Coventry Road junction was considered in landscape terms to have potential for a small amount of development. The identification of this area as Preferred Options 1 and 2 followed.
5. The preparation of the village housing options shows, therefore, on the basis of objective and robust analysis Options 1 and 2 to be the most suitable location in Cubbington to meet the level of housing requirement identified, about 75 dwellings. It meets the Parish Council's

wish that any housing options should help to enhance the local area and the need to avoid over-development and coalescence of settlements. The grant of planning permission on 2 January 2014 for the erection of 7 affordable dwellings on the Charity's land within Preferred Option 2 is confirmation of the District Council's view of the suitability of this location for the provision of new housing, albeit within the present Local Plan policy framework as a rural exception site.

6. The SHLAA 2013 Village Site Update says, in reference to the two elements of Site L18 in the original SHLAA 2013/14 document, that they should be deliverable together, with access resolved jointly between the two sites and that the allotments will need to be relocated.
7. Access to the balance of Preferred Option 2 within the ownership of the Charity has been secured through the approved layout for the recently approved affordable housing scheme without the need for an additional access to be formed from Coventry Road. Access can also be achieved from the Rugby Road frontage, enabling the two sites to be designed comprehensively.
8. The Agent for Sir Thomas White's Charity has contacted the representative of the allotment association and is actively seeking to discuss alternative arrangements for the provision of allotments satisfactory to both parties. Land within the ownership of the Charity adjoining the existing allotments could, in principle, be made available. The location would be as equally convenient to the allotment holders as the existing allotments and would adjoin the Charity's other small triangular shaped allotments to the rear of houses fronting Rugby Road.
9. The local housing needs survey completed by the Parish council in 2009 identified a need for 6 homes. The approved development in the Preferred Option 2 site is for 7 affordable homes. The application was supported by the Parish Council, the District Council's Housing Strategy team and the Warwickshire Rural Community Council. In that the provision exceeds the identified need, there are no grounds for requiring further affordable housing to be included in the remaining balance of Preferred Option 2, nor in Preferred Option 1. This is, however, a matter the Charity's representatives are willing to discuss with the District Council.
10. The Charity's representatives are also willing to discuss any other aspect these two of the District Council Preferred Options if the Council consider it would be helpful.