

## Warwick District Council Local Plan Consultation on Proposed Modifications

### Representations on behalf of the landowners of SHLAA site C20/proposed allocation H19 Baginton - Land north of Rosswood Farm

April 2016

**Modification or SA:** Modification

**Mod. Number:** Modifications 10, 16 and 19 and PM8

**Paragraph Number:** Paragraph 2.81

**Mod. Policies Map Number:** Policies Map 8 Baginton, Bubbenhall and Coventry Airport

**Do you consider the Local Plan is:**

**Legally Compliant?** Yes

**Sound?** Yes

***Please give details of why you consider the Proposed Modifications to the Submission Warwick District Local Plan are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Modifications, please also use this box to set out your comments.***

This representation is made on behalf of the landowners of SHLAA site C20 which forms the northern part of site H19.

This representation relates to the proposed modification to increase the proposed allocation of land for housing at Baginton site H19. The modifications provide an extended area at "Baginton – land north of Rosswood Farm", to accommodate 80 dwellings instead of the previous 35 dwellings.

This comprises Modification 10 (to amend policy DS11 Allocated Housing Sites), Modification 16 (to amend paragraph 2.81 to remove site H19 from the Green Belt), Modification 19 (to allocate additional land for housing in line with Policy DS11, amend the Growth Village Envelopes and amend Policies Map to remove additional land from the Green Belt in line with Policy DS19) and Modification PM8 to amend the policies map to reflect the above.

The northern part of H19 (SHLAA site C20) has been promoted for development throughout the plan process by the landowners and was first proposed as an emerging draft allocation in the Warwick Local Plan Publication Draft in May 2014.

The landowners of the northern part of the site have no objection to the extension of the site to incorporate neighbouring land to the south. There is an agreed understanding between the landowners as to how the land allocation could be brought forward promptly, following release from the Green Belt.

However, should the proposed Modifications not be carried forward, SHLAA site C20 site remains suitable, available and deliverable in isolation. The evidence underpinning the original proposed allocation in the submitted Local Plan remains relevant and the proposed

modification, whether carried or not, makes no difference to the deliverability, suitability and availability of this site.

The wider site could be masterplanned and delivered either as a whole or in two phases.

Deliverability information was provided to Warwick District Council in relation to the northern part of the site in January 2016. Based on an allocation for 35 dwellings, all dwellings should be completed within 24-36 months of adoption of the Plan, i.e. by the end of year three. Based on an allocation of 54 dwellings, all dwellings should be completed within 36-48 months of adoption of the Plan i.e. by the end of year four.

It is considered that these delivery rates are still reasonable in respect of the northern part of the site. Further to this it is anticipated that 80 dwellings across the larger could be delivered within the first five years of the Plan period, with the first 35 and 54 being deliverable within three and four years respectively, as previously submitted and the remaining 26 being deliverable in years four and five.

The addition of a single landowner and a further 45 dwellings is not considered to be of sufficient scale or complexity to result in delays in site delivery.

**Please set out what change(s) you consider necessary to make the Proposed Modifications to the Submission Warwick District Local Plan legally compliant or sound, having regard to the test you have identified at Question 5 above where this relates to soundness. You will need to say why this change will make the Local Plan/Sustainability Appraisal legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:**

If modifications 10, 16 and 19 are made and site H19 is enlarged, then policy DS11 should not read "Land north of Rosswood Farm" as the allocation now includes Rosswood Farm. It should be amended to "Rosswood Farm and land to the north" or "Land opposite the Baginton Oak"

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

The allocation of housing sites is a significant issue which would be most appropriately discussed at the oral hearing and cannot be dealt with satisfactorily through written representations alone.