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L 160415 NH Repts Letter



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Sent via email to: newlocalplan@warwickdc.gov.uk

Dear Sir/ Madam

**Land at Wasperton Farm, Barford, Warwickshire
Consultation Response to Warwick District Council's Submission Local Plan Proposed Modifications
(March/ April 2015)**

Savills (UK) Ltd is appointed by St John's College, Oxford (hereinafter 'the College') in respect of its land ownership in Barford. The following correspondence provides a consultation response to Warwick District Council's (hereinafter 'the Council') Proposed Modifications to its Submission Local Plan.

The College's landownership is show on the attached Boundary Plan (SK01).

Proposed Modifications to the Publication Draft Local Plan

Barford is a sustainable location for development. Policy DS11 classifies Barford as a 'Growth Village' in recognition of the range of services it offers including a shop and post office, community centre, primary school, nursery and public houses. There are a number of bus stops within the village, with bus connections to Stratford-on-Avon, Wellesbourne, Charlecote, Warwick, Leamington Spa, Coventry and Bishops Tachbrook. Railway stations are located in Stratford-on-Avon and Warwick approximately 8.5 and 12 miles from the site. Employment opportunities are located at Bremridge Close with wider opportunities at Strafford-on-Avon, Leamington Spa, Warwick, Coventry and Gaydon. The A429 allows for quick access to the M40. For these reasons Barford represents a sustainable location for new development and it is considered that the expansion of Barford will bring about positive benefits in terms of population growth, economic growth and the provision of affordable housing.

The comments set out below refer to the policy or paragraph reference as set out in the Proposed Modifications Document.

Mod 10 – Policy DS11

The College supports the location of allocations set out in the Local Plan concentrating the majority of growth to the most sustainable locations. The Local Plan continues to support the status of Barford as a Growth Village, due to its existing services and facilities coupled with its proximity to Leamington Spa, Warwick and Stratford-upon-Avon. The College maintains that Barford is a sustainable location for development and that the Local Plan is in accordance with the "golden thread" running through the planning system of sustainable development as set out in the NPPF. The College supports in principle the identification of H47 – Barford – Land South of Wasperton Lane within the Policy, but object to the extent of the allocation. The allocation should be amended to include the College's wider landownership as shown on the attached plans. As currently modified the College find this part of the Local Plan to be unsound as it cannot be justified. This



larger allocation will equate to circa 210 dwellings albeit the College support the phased approach of allocations over 50 dwellings as set out in Policy H11.

Mod 19 – Policies Map

The area of land allocated as site H47 needs to be amended on the Policies Map in line with the College's wider landownership as shown on the attached Site Boundary Plan (SK01).

The Site

Land at Wasperton Farm is approximately 14.9 hectares and located on the southern edge of the existing village of Barford. The site is clearly defined by existing field boundaries. Existing residential development is located to the north west of the site, Wasperton Lane and Wellesbourne Road to the north and west respectively, Wasperton Farmhouse and buildings to the south and further agricultural land to the east. The site is well located in relation to the village's facilities and services given the position of the site immediately off Wellesbourne Road and Wasperton Lane.

Land at Wasperton Farm is not located within any of the following designations: the Green Belt; Flood Zone 2 or 3; any strategic environmental designation; a World Heritage Site, an Area of Outstanding Natural Beauty (AONB) or a Mineral Safeguarding Area (MSA). The College acknowledges that land to the south of the village contains sand and gravel deposits that have been included as a preferred option in the County Council's Mineral Plan (2015). In addition, there are no insurmountable infrastructure issues that would prevent the site from being allocated or any significant landscape constraints that cannot be mitigated as part of any planning application.

Furthermore, the site is located to south east of the village, whilst the Conservation Area is located to the north. Any development of the site will therefore have no impact on this designation. A number of listed buildings are located in the village with Wasperton Farmhouse, directly south of the site being Grade II Listed. Any development located within the south of the site will have due consideration to the setting of this building.

As set out above, the overall accessibility of the site is high. For example, the site is located within 400m of bus stops and within 600m of St Peter's Primary School. In light of the above, The College consider land at Wasperton Farm as a logical allocation for housing growth in Barford.

The College has attached a number of plans, illustrating the site's context, issues and opportunities in more detail. The attached Illustrative Masterplan (SK04) illustrates the potential housing capacity on the site in light of its edge of settlement location. The site comprises 210 residential units and open space at a density of 30 dwellings per hectare inline with District design guidelines. The College supports a phased approach to the delivery of housing, illustrating that the parcel of land on the eastern part of the site can represent a 'potential future phase'. The open space can comprise an area of play or pitches subject to further discussions with the Parish Council/ Neighbourhood Development Plan Steering Group.

In order to integrate any new housing on the site the units back onto existing units along Sandy Way with frontages orientated along Wasperton Lane, Wellesbourne Road creating a gateway into the village from the south. Housing will also front onto the open space in the southern part of the site forming an element of 'rounding off'. Planting will be enhanced around the perimeter of the site to protect privacy for existing residents and provide a landscape buffer as a defensible boundary. A linear path will be provided around the perimeter of the site and the landscape setting for the listed Wasperton Farmhouse will be retained. Access into the site is sought from both Wellesbourne Road and Wasperton Lane. An additional emergency access and cycle and pedestrian access is provided from Wasperton Lane. The College proposes to provide affordable housing as part of any scheme inline with Local Plan Policy H2.

Deliverability

Land at Wasperton Farm is owned by the College in its entirety. In this regard we confirm that the site is available and deliverable for development. We would recommend a meeting with the Council's Policy Team

to discuss the College's land interests and the potential role this could play in the delivery of housing development in Warwick District. Furthermore the College is willing to consider commissioning technical and environmental surveys to ensure the deliverability of the site for development

The College also acknowledges that a Neighbourhood Development Plan is being prepared for the area, albeit the College's land is located outside the designated Neighbourhood Area. The Barford, Sherbourne and Wasperton Neighbourhood Development Plan has been examined and the Examiner's report has been received. This indicates that the Plan can proceed to referendum, subject to some modifications. At the time of preparing this letter, the Plan has not progressed to referendum. A key finding of the Examiner was that, although the submitted Plan sought to cap growth within the Parish, there should be no set limit to the growth of the village and that individual sites should be treated on their merits. The College will consider liaising with the Steering Group.

Examination

St John's College, Oxford control land at Wasperton Farm, Barford, which in part is shown to be allocated for housing in the Proposed Modifications to the Local Plan. As such the College is keen to be involved in discussions regarding this policy to protect its position.

In summary, the College finds the Council's Local Plan to be unsound. Accordingly, the College take this opportunity to re-confirm its land holdings at Wasperton Farm, Barford and the potential for this site to assist in delivering sustainable housing growth and enabling the Council in meeting its housing requirement.

If you have any questions please contact Roger Smith at the above address.

Yours sincerely



Roger Smith
Head of Planning

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- Site Boundary Plan
- Site Context Plan (SK02)
- Issues and Opportunities Plan (SK03)
- Concepts Masterplan (SK04)
- Illustrative Layout (SK05)