

22 April 2016

Development Policy Manager  
Development Services  
Warwick District Council  
Riverside House  
Milverton Hill  
Leamington Spa CV32 5QH

Dear Sir / Madam

**Warwick Local Plan - Proposed Modifications February 2016**

This representation is submitted jointly by Catesby Estates Ltd and H.E Johnson in respect of land situated directly to the south of the emerging allocation for 250 dwellings at Red House Farm, Lillington (Policy DS11 Ref H04).

The representation should be read in conjunction with the enclosed Vision Framework which sets out proposals for the development of the land to the south of Red House Farm.

The land in question has been continuously promoted for residential development throughout the preparation of the Plan. Accordingly this representation reflects and builds on those previously submitted on behalf of the landowner to the Publication Draft Local Plan (June 2014), Focused Consultation (December 2014) and various SHLAA exercises.

This representation demonstrates that the land represents a logical extension to the emerging Red House Farm allocation, will deliver significant benefits helping to boost the regeneration of Lillington and will assist in meeting the District's housing requirement.

**Proposed Modifications**

Modifications 1 and 2 to Policy DS2 and Modifications 4 and 5 to Policy DS6 increase the housing requirement from 12,860 to a minimum of 16,776 dwellings (932 dwellings per annum) in order to meet objectively assessed housing needs (OAHN) for the District, as well as unmet housing needs from Coventry.

As demonstrated in the enclosed Vision Framework the land to the south of Red House Farm has the potential to deliver an additional 200 dwellings. This additional supply is considered necessary to meet the District's increased housing requirement and to ensure that the Plan can demonstrate a deliverable five year housing land supply from the outset.

Estate regeneration is key to transforming the lives of people living in poorly designed housing and additional residential development at Red House Farm will also boost the regeneration of the Lillington area. Specifically it represents an opportunity to renew a larger proportion of the existing council housing stock through the provision of additional affordable, shared ownership, starter and market housing.

The Government is committed to increasing home ownership and improving opportunities for young first time buyers. Reflecting the recent consultation on changes to national planning policy and proposals contained in the Housing and Planning Bill, additional development at Red House Farm will deliver increased amounts of starter homes and low cost housing (such as discount market sales or innovative rent to buy housing) which will aid the regeneration of Lillington by directly supporting people in the area to access home ownership.

Furthermore, additional development will deliver greater social and economic benefits in terms of open space provision, sustainable transport opportunities and job creation.

The land to the south of Red House Farm was considered in the 2016 SHLAA update. The enclosed Vision Framework addresses the conclusions of the SHLAA review demonstrating:

- the site does not fulfil the five purposes the Green Belt serves;
- the development will form a new, well-defined and defensible Green Belt boundary (page 24 of the Vision Framework);
- development will facilitate a bus loop through the existing emerging allocation enhancing sustainable access to services and facilities (page 24);
- the site offers an opportunity to improve the route of the Millennium Way footpath and cycleway (which currently diverts around the site) to provide residents with sustainable access to nearby schools, recreation areas and the town centre (page 25);
- any impact on the local highway network can be sufficiently mitigated (page 25);
- the existing riding school will be relocated to a more appropriate location along the southern boundary, freeing land for a green square within the development (page 30).

The release of additional land at Red House Farm directly accords with the spatial strategy (set out in Policy DS10 - Broad Location of Allocated Housing Sites) which in seeking to meet housing needs in the most sustainable locations favours sites on the edge of urban areas over growth in village and rural areas.

Given the significant regeneration benefits which will be delivered it is considered that the land to the south of Red House Farm represents a more sustainable and appropriate location for Green Belt release than the new sites proposed on the edge of Leamington by Modification 16 to Policy DS19.

In summary, the delivery of additional housing to meet identified needs and increased benefits for the regeneration of Lillington represent exceptional circumstances justifying the release of further land from the Green Belt at Red House Farm.

In the event that an allocation is not supported at this time, the land to the south of Red House Farm should be safeguarded for longer term housing provision and to ensure that a deliverable five year housing supply can be maintained throughout the plan period.

Catesby requests the opportunity to speak on the issues raised in this representation at the examination in public. If any further information or clarification regarding this representation is required please do not hesitate to contact me.

Yours sincerely



**Ed Barrett**  
Senior Planning Manager

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