

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 their land interest at Red House Farm, Lillington which benefits from a proposed allocation (Policy DS11 Ref H04) for the development of 250 dwellings.

The representation should be read in conjunction with the enclosed Vision Framework which sets out proposals for the development of the residential allocation at Red House Farm.

The land at Red House Farm 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.

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 a consequence of these modifications there is considered to be increased justification for the residential allocation of the land at Red House Farm. Accordingly we support modifications 10, 11 and 16 to policies DS11 'Allocated Housing Sites' and DS19 'Green Belt' which in combination propose the removal of the land at Red House Farm from the Green Belt for the development of 250 dwellings to meet identified housing needs and support the regeneration of Lillington.

Estate regeneration is key to transforming the lives of people living in poorly designed housing. In this respect the residential development of the land at Red House Farm will assist in delivering the planned regeneration of the Lillington area. It will provide an opportunity to renew a significant amount of council housing stock through the provision of a wider mix of 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 the proposals contained in the Housing and Planning Bill, the site represents a key opportunity to deliver a significant proportion of starter homes and a range of low cost housing opportunities (such as discount market sales or innovative rent to buy housing) which will significantly boost the regeneration of Lillington by directly supporting people in the area to access home ownership.

Other social benefits include the provision of additional open space and areas of play. Economic benefits created by the development will include additional employment opportunities in the construction industry and increased demand for goods and services in the local area.

In summary, the significant benefits outlined above represent the exceptional circumstances for the allocation of the site.

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

Enc. Vision Framework