
South Warwickshire Local Plan Part 1 Stage 2: Issue and Options Consultation

Land Ease of Rumer Close, Long Marston
Response on behalf of Lagan Homes

March 2023

**South Warwickshire Local Plan Part 1
Stage 2: Issues and Options Consultation**

**Land East of Rumer Close, Long Marston
Response on behalf of Lagan Homes**

Project Ref:	34149/A5/P1/PD/SO	34149/A5/P1/PD/SO
Status:	Draft	Final
Issue/Rev:	01	02
Date:	February 2023	March 2023
Prepared by:	Paul Derry	Paul Derry
Checked by:	Gareth Wilson	Gareth Wilson
Authorised by:	Gareth Wilson	Gareth Wilson

Barton Willmore, now Stantec
St Andrews House
St Andrews Road
Cambridge
CB4 1WB

Tel: 01223 345 555

Ref: 34149/A5/P1/PD/SO
File Ref: 34149.P1.I&OC.PD
Date: March 2023

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore, now Stantec.

All our stationery is produced using recycled or FSC paper and vegetable oil based inks.

CONTENTS

- 1.0 Introduction
- 2.0 The Site
- 3.0 Response to Questions

APPENDICES

Appendix 1: Long Marston Concept Plan

Appendix 2: Long Marston Opportunities and Constraints Plan

1.0 INTRODUCTION

- 1.1 These representations have been prepared by Barton Willmore (Stantec) on behalf of Lagan Homes (the 'Applicant') in respect of the South Warwickshire Local Plan Part 1 consultation. They are submitted pursuant to the promotion of land east of Rumer Close, Long Marston (the 'Site'). The representations should be read in conjunction with the supporting concept plan and opportunities and constraints plan set out within the appendices.
- 1.2 These representations seek to inform South Warwickshire Council when determining the aims and objectives of the future joint Plan, and the most appropriate locations for growth within the plan period.
- 1.3 Previously, representations were made to the Regulation 18 Site Allocations Plan consultation at Stratford-upon-Avon District Council dated July 2022, promoting the site for circa 30-35 dwellings, with the ability to bring forward significant levels of open space for recreational and biodiversity purposes and tree planting. The land has also been submitted through the Stratford-upon-Avon District Council Call for Sites process as 'site 90 – East of Rumer Close, Long Marston'.
- 1.4 The Applicant will participate fully through the South Warwickshire Local Plan process with regard to the Site and seek to be notified of the next stages to the process.

2.0 THE SITE

Site Location and Context

- 2.1 The location of the site is shown at Figure 1 below. The site is located adjacent to the current settlement boundary of the village of Long Marston, which had a recorded population of 436 at the 2011 census. The site extends to circa 5.28 hectares located to the north east of Long Marston and is accessed from Welford Road, which runs north-south through the village, via Perry Orchard where access rights exist.
- 2.2 East of the site, on the boundary of the wider land holding, is the Long Marston Greenway, a former railway that has been converted to a footpath and cyclepath. The site is surrounded to the north and east by agricultural land. The village of Long Marston is located immediately to the west and the south of the site.
- 2.3 The site is not located within, or near to, any Green Belt, National Park, or Area of Outstanding Natural Beauty. The site is situated in Flood Zone 1, an area with the lowest probability of flooding. The site is not within, nor affecting, any Special Protection Area (SPA), Special Area of Conservation (SAC), or Site of Special Scientific Interest (SSSI).
- 2.4 Lagan Homes gained planning permission for the 20 dwellings now constructed on what is Perry Orchard. The approved application did include a new community centre and sports field, although this has yet to come forward. The relevant land for the community centre was gifted to the Parish Council by Lagan Homes.

Figure 1: Proposed Allocation Site



Red area – Proposed Site

Blue Area – Wider Site Ownership

Purple Area – Land gifted to Parish Council

The Proposal

- 2.5 The Concept Plan available at **Appendix 1** shows the potential layout for development at the site. This has been informed by the Opportunities and Constrains Plan shown within **Appendix 2**.
- 2.6 To respect the village character and density, a community-led scheme of 30-35 dwellings would be considered a sensitive and appropriate level of development considering the size of the site and the village. The layout would reflect surrounding development patterns and leave a substantial site area to the east for the purposes of open space, biodiversity net gain, and creation of a strategic gap / landscape buffer (in perpetuity). The accompanying concept plan demonstrates how residential development can be delivered in this sensitive manner.
- 2.7 The primary benefit of the allocation and delivery of this site would be the 'unlocking' of the stalled community building provision for the village. Furthermore, the creation of a substantial area of re-wilding to the east of the proposed dwellings would ratify the boundary between the village of Long Marston and the significant development likely to come forward at the airfield to the east. The site is available and could be delivered early in the plan period to help facilitate the delivery of the community centre.

3.0 RESPONSE TO QUESTIONS

Responses

Q-S4.1 – Do you think that growth of some of our existing settlements should be part of the overall strategy?

- 3.1 Yes. The spatial strategy will no doubt seek to provide growth in a variety of settlement types. This should also filter down to smaller settlements such as Long Marston, to support services and facilities. Small scale development in the villages can also ensure that deliver rates are realistic, given the lack of reliance on larger scale infrastructure works.

Q-S4.2 – Please add any comments you wish to make about the settlement analysis, indicating clearly which element of the assessment and which settlement(s) you are commenting on

- 3.2 There is concern regarding the methodology when selecting the settlements that form the settlement analysis. The study only considers those Main Town or Main Rural Centres within Stratford-upon-Avon or Urban Areas and Growth Villages within Warwick District. There is no clear justification as to why other category settlements have not formed part of the sustainability appraisal.
- 3.3 Long Marston is a category 4 village within the Stratford-upon-Avon Local Plan. Such settlements should provide 400 dwellings between them to assist meeting the housing requirement. This confirms that such settlements are capable of providing some growth, and the Council is seeking to ensure a broad distribution including such villages. Such villages could have the potential to bring forward a site of 50 dwellings. The sustainability appraisal should therefore be widened to assess villages such as Long Marston. The village can also support the new developments at the Airfield and Meon Vale, which again are not being considered within the sustainability appraisal.

Q-S7.2 – For each growth option, please indicate whether you feel it is an appropriate strategy for South Warwickshire
Option 5: Dispersed

- 3.4 This is considered to be an appropriate strategy, as part of a wider approach. The Plan will require a significant amount of land to meet the identified housing need. In line with the Coventry & Warwickshire HEDNA, this would be 564dpa and 675dpa for Stratford-

upon-Avon and Warwick respectively using the 2014-based projections, or 868dpa and 811 dpa based upon a trend-based projections. There may be additional need to accommodate the Birmingham and Black Country shortfalls too. To meet this need, a mixture of growth should be provided, including medium - large scale development such as a new settlement or large urban extension.

- 3.5 However, this should be supplemented by smaller scale growth within smaller settlements in appropriate locations. This has the advantage of ensuring quicker delivery from the point of receiving planning permission, such development would have limited if any infrastructure upgrades, and can support local services and facilities within that settlement. The dispersed method can therefore play a key part in ensuring appropriate delivery in the short term, covering any delays in bringing larger sites forward.
- 3.6 Long Marston currently has four community assets: the church, community shop/post office, village hall and the public house. The village hall has been deemed inadequate by local residents and provides no parking. The emerging Neighbourhood Plan has acknowledged the potential for the new community building and sports field to the rear of Perry Orchard, adjacent to the proposed site. This land was gifted to the Parish Council through the Perry Orchard project. The plan also recognises the need for funding to secure the delivery of the new centre. The delivery of this vital community asset could be facilitated by the contributions from the proposed site and be secured by a unilateral undertaking to ensure contributions to its delivery and utility for the village's residents. Should no further development come forward in Long Marston, then the potential of this much needed facility coming forward is reduced considerably, to the detriment of existing and future residents.
- 3.7 Of concern, the sustainability appraisal does not assess the villages noted within option 5, including Long Marston. A clear methodology must therefore set out to ensure a dispersed approach would target the most appropriate villages.
- 3.8 The text within the Issues and Options Document states that the dispersed development 'would not help encourage sustainable travel'. This is a broad statement that is not supported by any relevant study within the sustainability appraisal. It is therefore a broad generalisation and as a blanket statement, could be interpreted as misleading.

Q-S8.1 – For settlements falling outside the chosen growth strategy, do you think a threshold approach is appropriate, to allow more small-scale developments to come forward?

- 3.9 No. Placing a threshold on a particular site may not make efficient use of a site. For such settlements, capacity should be considered on a site-by-site basis. If for example a threshold of say 20 units is placed on settlements, but a site has a clear capacity for more, then these additional numbers would have to go elsewhere, potentially forcing development into less sustainable locations. A threshold approach will not assist in making best use of land and good sites such as at Long Marston. Further contributions to the community centre would be lost in a threshold scenario.
- 3.10 If the Council consider a threshold approach to be necessary, then it is suggested that it could include some flexibility. An example would be a higher threshold where it is agreed in dialogue with the local Parish Council or relevant Neighbourhood Plan Group.

Q-S8.2 – For sites coming forward as part of this threshold approach, what do you think would be an appropriate size limit for individual sites?

- 3.11 As noted in the response to S8.1 above, a threshold approach would impact on best use of land. For the site at Long Marston, it has a capacity of circa 30-35 dwellings. Any policy must ensure flexibility that such capacities can be achieved on appropriate sites such as Long Marston.

Q-H2-1 – What is the best way to significantly increase the supply of affordable housing across South Warwickshire?

- 3.12 Table 10 shows that affordable housing need is high, particularly compared to the housing needs figures proposed. As such, a key method to ensure affordable housing delivery is to plan for a larger number of overall houses, knowing that the designated proportion will be assigned as affordable. At present, a figure of for example 40% of dwellings being affordable will not come close to meeting the identified need.

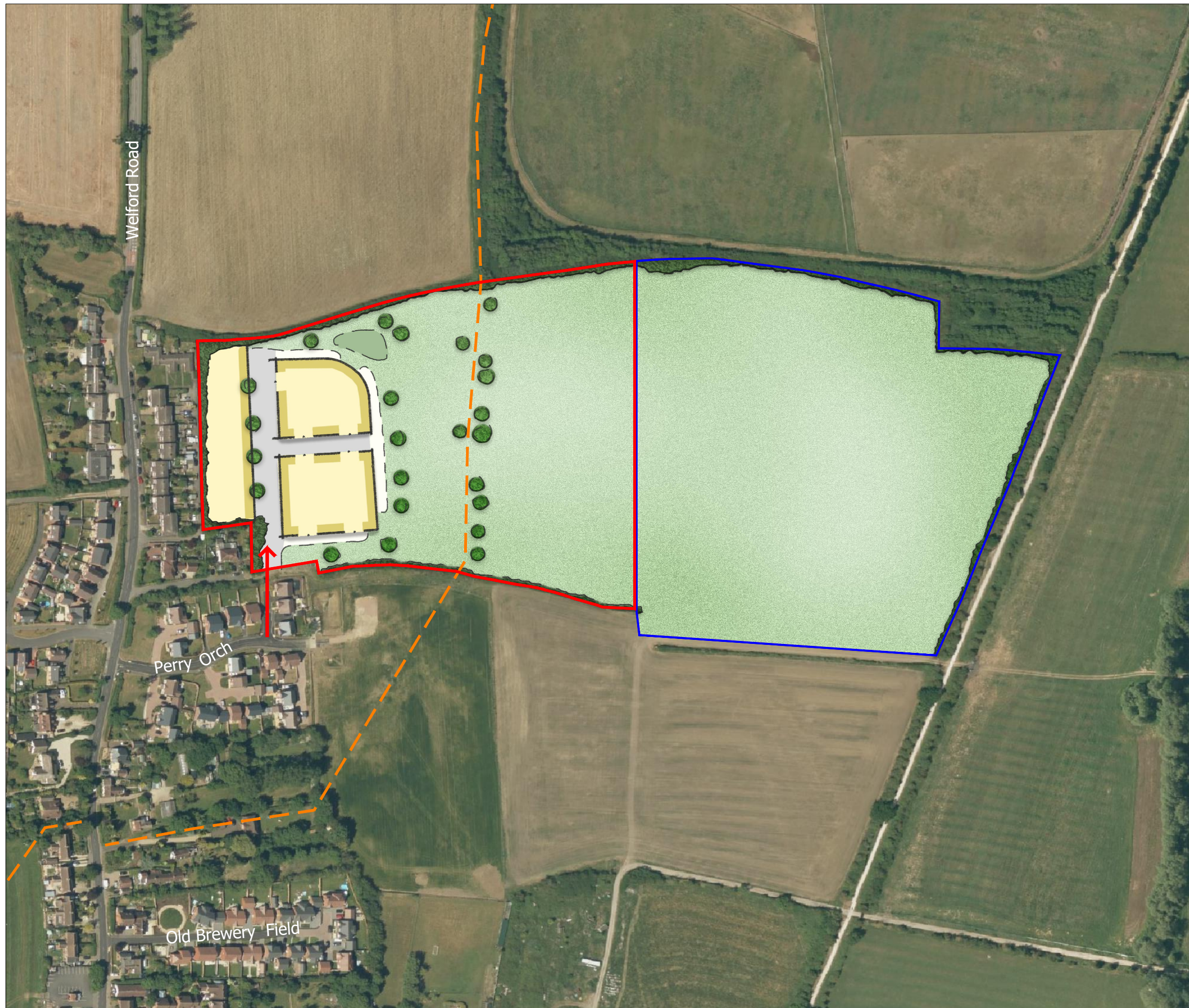
Q-H4-3 – If we are required to meet housing shortfalls from outside of South Warwickshire, how best and where should we accommodate such shortfalls?

- 3.13 The incorporation of any shortfall housing numbers should be informed by the wider South Warwickshire strategy. It is noted that existing shortfall is focussed on Stratford-upon-Avon. Any additional numbers should incorporate an aspect of the dispersed option as

highlighted in the response to question S7.2. Settlements such as Long Marston have the ability to provide small levels of growth to support local services and facilities, ensuring South Warwickshire can meet its housing requirements.

APPENDIX 1

Long Marston Concept Plan



The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd

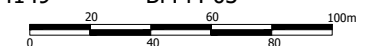
- Site Boundary
- Other land within clients ownership
- ➔ Primary access
- Potential development area
- Potential infrastructure
- Potential public open space
- Retained and proposed landscape
- Potential play area

Option 1

Project
Rumer Close
Long Marston
Drawing Title
Concept Plan



Date	Scale	Drawn by	Check by
25.07.22	1:2,500 @ A3	SM	LH
Project No	Drawing No	Revision	
34149	BM-M-03	-	



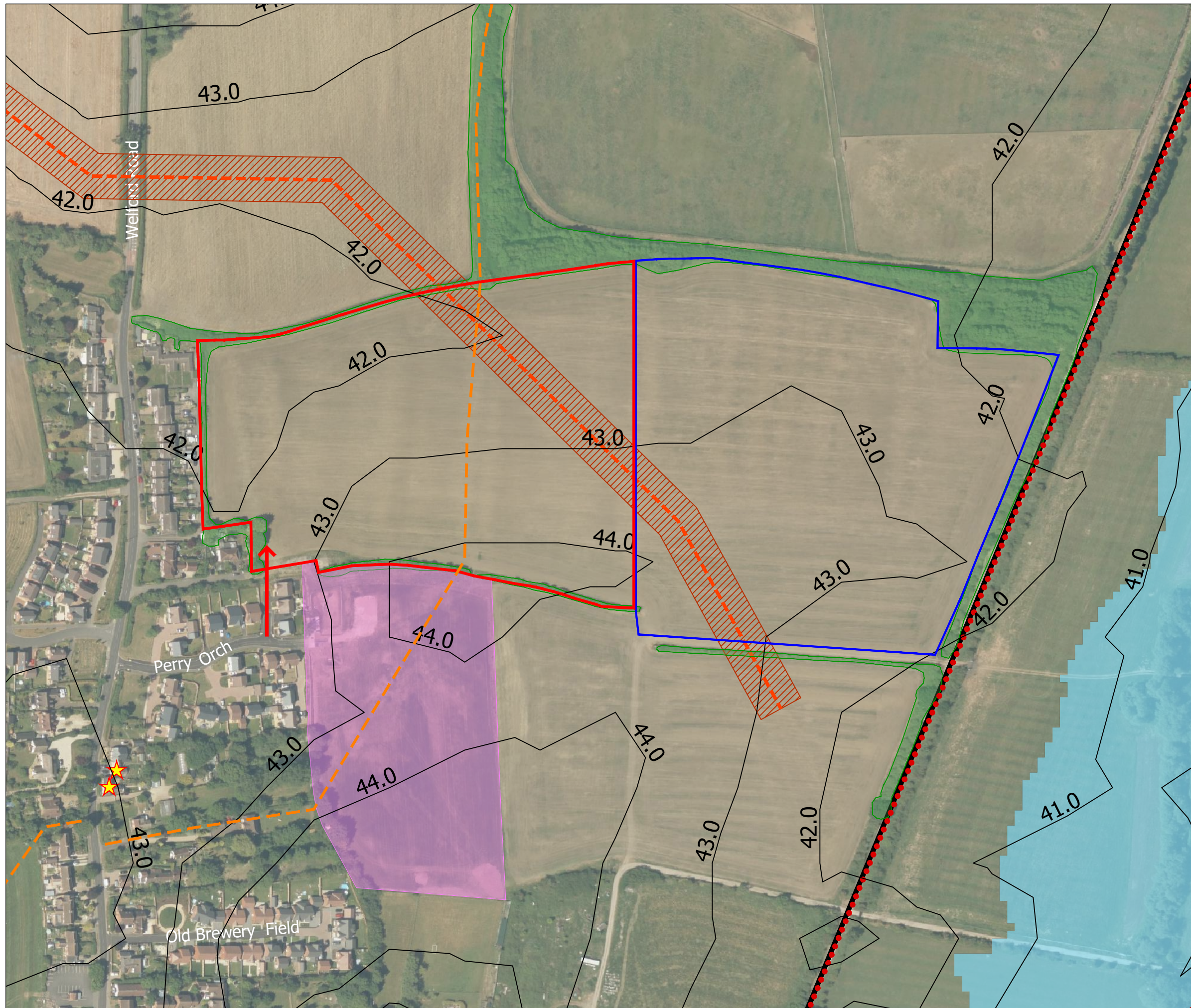
Town Planning • Master Planning & Urban Design • Architecture •
Landscape Planning & Design • Infrastructure & Environmental Planning •
Heritage • Graphic Communication •
Communications & Engagement • Development Economics

DRAFT bartonwillmore.co.uk

Offices at Birmingham Bristol Cambridge Cardiff Ebbsfleet Edinburgh
Glasgow Leeds London Manchester Newcastle Reading Southampton

APPENDIX 2

Long Marston Opportunities and Constraints Plan

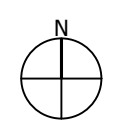


The scaling of this drawing cannot be assured

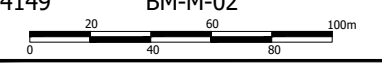
Revision	Date	Drn	Ckd

- Site Boundary
- Other land within clients ownership
- ➔ Primary access
- Land gifted to Parish Council
- - - Public rights of way
- Cycle routes
- Stratford greenway
- Local high pressure gas main (with 30m easement corridor)
- Flood zones

Project
**Rumer Close
 Long Marston**
 Drawing Title
Site Boundary Plan



Date 25.07.22	Scale 1:2,500 @ A3	Drawn by SM	Check by LH
Project No 34149	Drawing No BM-M-02	Revision -	



BARTON WILLMORE now **Stantec**

Town Planning • Master Planning & Urban Design • Architecture •
 Landscape Planning & Design • Infrastructure & Environmental Planning •
 Heritage • Graphic Communication •
 Communications & Engagement • Development Economics

DRAFT bartonwillmore.co.uk