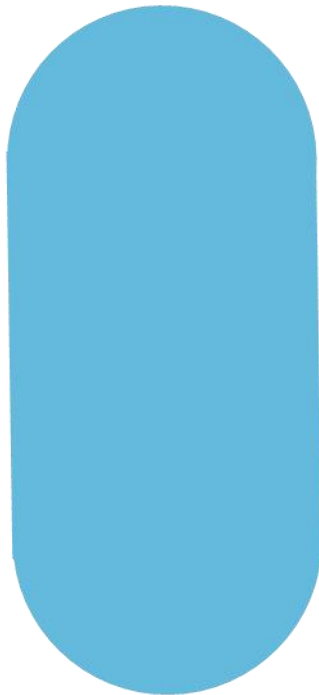


Representations

South Warwickshire Local Plan Part 1 –
Issues and Options Consultation

MARRIOTT ESTATES LIMITED

March 2023





1. The following representations are made in response to the South Warwickshire Local Plan (SWLP) Part 1 Issues and Options Consultation (January 2023) on behalf of Marriott Estates Limited, in respect of their land interest at John Taylor Way, Moreton Morrell (the site). The site is referenced as 378 on the interactive map.
2. A summary of these representations has also been submitted to the SWLP Online Consultation Portal.

Q-S4.1: Growth of Existing Settlements

3. Yes, growth of existing settlements in South Warwickshire is imperative to deliver the overall growth targets, and achieve the Vision and overarching principles. The need for housing, affordable housing, green infrastructure, improved facilities and infrastructure is within the towns and villages. Those needs are best met sustainably adjacent to the settlements.

Q-S7.2: Refined Spatial Growth Options

4. Marriott Estates consider a mixture of options will be required to best deliver the growth needs of South Warwickshire for the reasons as set out below.
5. Firstly, the results of the high level testing of the five growth options in the supporting Sustainability Appraisal demonstrates that the options perform differently in different areas, with no one option standing out as the best performing option across all areas.
6. Secondly, it is important to remember that the assessment set out in the SA is provided at a high level, subject to several caveats, and without consideration of mitigation or deliverability. Options which score less favourably in the SA could therefore actually deliver more sustainable growth on closer examination.
7. Finally, given the significant level of growth the SWLP will need to accommodate (see response to Issues H1 and H4 below) this is unlikely to be able to be met sustainably through a single growth strategy.
8. Marriott Estates specifically support the Dispersed Option (Option 5).



9. This option best meets the needs of rural communities. This will enable positive planning in response to the requirements of NPPF79 and NPPG009:

*“79. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. **Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.** Where there are groups of smaller settlements, development in one village may support services in a village nearby.”*

(2021 NPPF, emphasis added)

10. In addition, provision of a mix of sites which includes smaller-medium site allocations in rural communities reflects the objectives of NPPF60, 68 and 69.
11. In doing so, Stratford-on-Avon District Council has *already identified* suitable and sustainable sites for allocation as reserve sites as part of its emerging SAP. One of these sites is Marriott Estates site at John Taylor Way, Moreton Morrell (Site MM.C). The Evidence Base underpinning the SAP supports the allocation, including the Sustainability Appraisal (Addendum, May 2022).
12. In taking forward a Dispersed Option, the Councils already have therefore an evidence base in place to make suitable allocations.

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?

13. Yes, Marriott Estates agree that a threshold approach would be appropriate for any settlement not within the chosen strategy. This would ensure those settlements are able to plan for growth to meet their needs, particularly those settlements within designated neighbourhood areas in accordance with NPPF66.



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?

14. Any limit on the size of site should have regard to the factors set out in NPPF67, namely local housing need, population of the area, and the strategy for the area. Other factors should also be taken into account such as the availability of suitable land, proximity to nearby towns, or scale of local employment opportunities. Therefore, the threshold should not be set at a fixed figure but should be flexible to respond to the circumstances of the settlement.

Chapter 5 - Delivering South Warwickshire's Economic Needs

Q-E7.1: Core Opportunity Areas

15. Marriott Estates support option E7.1a and directing employment growth to the Core Opportunity Area. Recognition within any policy that supports this area should be given to Moreton Morrell College.

Q-P1.1: Do you agree with the proposed broad content of the Part 1 plan?

16. Yes, Marriott Estates support the allocation of other sites as necessary for short-term development. These sites should include those proposed to be allocated as reserve sites within the Site Allocations Plan, such as the land at John Taylor Way, Moreton Morrell (Site MM.C).
17. This site has been allocated as a reserve site for 20 dwellings, although it should be noted it has capacity for up to 35 dwellings on account of the fact the land available includes 1.17ha of open space to the south (see call for sites submission from 2021). Its suitability, availability and deliverability has therefore been assessed, and found to be acceptable. The site is to be released for development when required by the District Council. The requirement to allocate sites through the South Warwickshire Local Plan should be the trigger to release the reserve sites within the Site Allocations Plan, and this should be confirmed within the South Warwickshire Local Plan Part 1 Document.