

WARWICK DISTRICT LOCAL PLAN

EXAMINATION 2016

MATTER 7A – PROPOSED HOUSING ALLOCATIONS AND SAFEGUARDED LAND – WARWICK, WHITNASH AND LEAMINGTON

HEARING STATEMENT

ON BEHALF OF GALLAGHER ESTATES LTD

Pegasus Group

5 The Priory | London Road | Canwell | Sutton Coldfield | West Midlands | B75 5SH

T 0121 308 9570 | **F** 0121 323 2215 | **W** www.pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | London | Manchester

PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

©Copyright Pegasus Planning Group Limited 2011. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited

MATTER 7A – PROPOSED HOUSING ALLOCATIONS

- 1.1 This Hearing Statement comprises the submissions made on behalf of Gallagher Estates Ltd, in respect of Policies DS11 Allocated Housing Sites and DS15 Comprehensive Development of Strategic Site with regard to Site H02 – Land south of Harbury Lane (excluding former sewage works) and Site H46A – Gallows Hill.
- 1.2 We have previously submitted representations to the Publication Draft version of the Plan, within Hearing Statements to the Examination in 2015 and at the Proposed Modification Stage. We note the Inspectors specific questions and given the planning status of Gallagher Estates land interests these submissions provide a brief update on the current status of both sites to assist the Inspector.

Current Status of H02 – Land south of Harbury Lane

- 1.3 Gallagher Estates Ltd control a large area of land known as Lower Heathcote Farm that forms part of the wider site identified as Site H02. Site H02 is proposed to accommodate 1,820 dwellings (including the committed supply of 985), two primary schools, a local centre, other community facilities and a Country Park.
- 1.4 Gallagher Estates have secured outline planning permission at Lower Heathcote Farm for up to 785 dwellings, a primary school, mixed use community hub/local centre, comprehensive green infrastructure and a country park. Reserved Matters applications for the residential phases of development have also been granted for Barratt Homes (W/15/1473) and both Bovis Homes and Bellway Homes (W/15/1862) alongside the discharge of a substantial number of planning conditions, including all infrastructure phases such that the development will come forward in a manner consistent with boosting supply within the next five years.
- 1.5 The delivery of this site will direct growth in a sustainable manner, consistent with the spatial strategy of the plan and in the spirit of the NPPF and its clear presumption in favour of sustainable development.

Current Status of Site H46A – Gallows Hill

- 1.6 Gallagher Estates control the site known as Land south of Gallows Hill which forms the eastern part of Site H46A Gallows Hill, which has been included by the District Council as a proposed housing allocation for up to 630 dwellings at the Proposed Modification Stage of the Plan.
- 1.7 Gallagher Estates have secured outline planning permission on land at Gallows Hill for 450 dwellings. Planning permission was allowed on appeal by the Secretary of State on the 14 January 2016 (APP/J3725/A/14/2229398) for a maximum of 450 dwellings, provision of two points of access, comprehensive green infrastructure and open spaces including potential children’s play space, potential footpaths and cycleways, foul and surface water drainage and ground modelling. A number of pre-commencement conditions have been submitted to date and Reserved Matters application to enable infrastructure work to take place are due to be submitted to the Council.
- 1.8 Gallagher Estates are committed to the delivery of the site such that there is every prospect that the number of homes can be delivered within five years.
- 1.9 The delivery of this site will direct growth in a sustainable manner to the edge of the District’s main settlements is consistent with the spatial strategy of the plan and in the spirit of the NPPF and its clear presumption in favour of sustainable development.
- 1.10 Separate representations have been made at the Proposed Modifications stage in relation to the wording of Policy DS15 (Proposed Modification 15) which is considered to be overly prescriptive in relation to comprehensivity and setting a requirement for either a Development Brief or Layout and Design Statement to be provided to address the criteria set out in Policy BE2 (Developing Strategic Housing Sites). As previously stated this ignores the fact that outline planning approval has already been granted for Gallagher Estates on land south of Gallows Hill, with the conditions that form part of the outline approval requiring development to be carried out in accordance with the approved Design Statement. A Site Wide Design Code and Site Wide Masterplan have been submitted to the

District Council for approval. These are required to be approved prior to the submission of the Reserved Matters applications. Reserved Matters applications will be advanced in an expedient manner and as such the delivery of Land south of Gallows Hill which forms part of H46A should not be restricted by requirements relating to land that has not yet advanced in planning terms.