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Warwick District Council
Local Plan Examination
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Matter 7d
Proposed Housing Site Allocations
Growth Villages and Hockley Heath

H23 – Land south of the School, Bishops
Tachbrook
Issue

Whether the proposed housing site allocations at the Growth Villages and Hockley Heath are justified, effective and consistent with national policy.

August 2016

Policies DS11 and DS NEW3

NAME OF SITE: H23 – Land south of the School, Bishops Tachbrook

Also known as “Land North of Oakley Wood Road”.

1) What is the current planning status of the site?

The site has planning permission for 150 dwellings and is currently under construction. The relevant planning applications are:

- a) W/14/0689: Outline permission granted for “up to 150 dwellings, school drop off, open space, landscaping, sustainable drainage systems, access, footpaths and associated infrastructure.”
- b) W/15/1078: Reserved matters permission granted “following approval of outline planning permission ref: W/14/0689 for development of up to 150 dwellings, school drop off, open space, landscaping, sustainable drainage systems, access footpaths and associated infrastructure.”

2) How does it fit within the overall spatial strategy?

- a) The site is outside the Green Belt on the edge of Bishops Tachbrook which has been identified as growth village within Policy H1. The site has been assessed within the Sustainability Appraisal (SA11PM) within the context of the Spatial Strategy. The allocation of this site for housing development is consistent with the spatial strategy as follows:
 - i) **Criterion a)** N/A
 - ii) **Criterion b)** The site is consistent with Criterion b), being located on the edge of built up areas (Bishops Tachbrook).
 - iii) **Criterion c)** N/A
 - iv) **Criterion d)** The site is consistent with this criterion as it would not lead to coalescence nor would it undermine the separate identity of the settlement.
 - v) **Criterion e)** There are no significant heritage impacts associated with the site.
 - vi) **Criterion f)** The site falls within a parcel that has been assessed as high/medium landscape value. The allocation of the site is therefore consistent with this criterion.
 - vii) **Criterion g)** N/A. The site is not within the Green Belt.

3) In addition to housing provision, are there other benefits that the proposed development would bring?

- a) The sustainability appraisal (SA10 and SA11PM) set out the sustainability benefits of each of the proposed allocations. The specific benefits relating to this are:

- i) This site has the potential to support the ongoing viability of services in Bishops Tachbrook including the village shop and community centre.
- ii) The site will be required to provide open space.

4) What are the potential adverse impacts of developing the site? How could they be mitigated?

a) Traffic and Transport:

- i) Satisfactory access into the site can be achieved from Oakley Wood Road
- ii) Traffic modelling demonstrates that with appropriate mitigation, Oakley Wood Road has the capacity to accommodate the additional traffic generated by the development event though representations have raised concerns about this.

b) Landscape: The 2013 Landscape Assessment (V16) identifies the zone that this site sits within as high/medium landscape sensitivity. The approved reserved matters application satisfactorily mitigates these impacts.

c) Loss of agricultural land: Representations have raised concerns that the development of housing will result in the loss of grade 3 agricultural land. However, the Council contend that the public benefits of housing in this location out-weights the loss of agricultural land.

d) Infrastructure: Representations have raised concerns that the additional housing proposed for Bishops Tachbrook will increase pressure on local infrastructure. However these have been addressed through the Section 106 agreement.

e) Community: The site is integrated with the existing built, linking to the school and other community facilities. Although representations have raised concerns that it would significantly alter the character of the village and place pressure on facilities in the village, the development has the potential to support existing services and infrastructure in the village such as the shop, school and community centre.

5) Is the scale of development proposed compatible with the capacity of the village to accommodate further growth in terms of its character and appearance, the level of services and existing infrastructure?

- a) The proposals are consistent with the emerging Neighbourhood Plan.
- b) The Village Settlement Hierarchy June 2013 (V01 to V03) sets out the Council's approach to the classification of villages and rural settlements. The report explores the size of settlements, availability of services and accessibility of services, facilities and employment from the settlement (see section 4.0). It applies a scoring system to these factors to reach an objective view on the relative capacity of each settlement to accommodate development.

Table 4.4 of the report shows the resulting score for each village. (NB it should be noted that this score does not take in to account policy and environmental constraints such as Green Belt, landscape, heritage, character and site availability).

- c) Using this model, Bishops Tachbrook is identified as the fifth most sustainable village.
- d) The Village Settlement Hierarchy goes on to classify each settlement. Following the Village Housing Options and Settlement Boundaries Consultation (November 2013), these classifications were simplified in three categories: Growth Villages (of which there are ten); Limited Infill Villages (of which there are 24) and other settlements. The Growth Villages and Limited Infill Villages are set out in paragraph 4.7 of the Submission Draft Local Plan.
- e) As a result Bishops Tachbrook was identified as a Growth Village, with the potential to accommodate some housing growth; land for 150 dwellings was allocated to the south of the school (Site H23).
- f) Since the submission of the Local Plan, the Council has had to identify additional housing land for the modifications submitted in 2016. In preparing the modifications, the Council reviewed the potential of growth villages to accommodate a proportion of the additional requirement. This work is set out in the Village Profile and Housing Allocations Update February 2016 (V18PM).
- g) Village Profile and Housing Allocations Update February 2016 (V18PM) explored an indicative capacity for each of the Growth Villages. For Bishops Tachbrook, in the context of the need for further growth to support Coventry's Housing need, the indicative capacity was 184 dwellings of which 150 were proposed for allocation in the submission draft Local Plan. This suggested further capacity of around 35 dwellings for the village (see para 5.10). This indicative capacity was adjusted to take account of constraints and the availability of suitable sites.
- h) Taking all these factors into account, the Council considered that the village has the capacity to support both the development sites proposed in Bishops Tachbrook village.

6) What are the infrastructure requirements / costs and are there physical or other constraints to development? How would these be addressed?

- a) Infrastructure contributions have been agreed through a signed Section 106 agreement. All constraints have been addressed.

7) Is the site realistically viable and deliverable?

- a) The site is under construction.

8) What is the expected timescale for development and is this realistic?

- a) The housing trajectory (see appendix 1 of the Housing Supply Topic Paper - HO27PM) indicates first completions in 2016/17 with a build out rate of approx. 35-40dpa and completed on site by 2019/20.
- b) This is realistic as the site has permission and is under construction. There are a number of dwellings already completed on the site

N.B. key concerns raised in representations are highlighted **bold**

Warwick District Council
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Matter 7d
Proposed Housing Site Allocations
Growth Villages and Hockley Heath

H49 – Seven Acre Close
Issue

Whether the proposed housing site allocations at the Growth Villages and Hockley Heath are justified, effective and consistent with national policy.

August 2016

Policies DS11 and DS NEW3

NAME OF SITE: H49 – Seven Acre Close

1) What is the current planning status of the site?

- a) The site has outline planning permission for 50 dwellings.
- b) The relevant planning application is: **W/16/0279**: *“Outline application for up to 50 dwellings together with associated access, public open space and landscaping”*

2) How does it fit within the overall spatial strategy?

- a) The site is outside the Green Belt on the edge of Bishops Tachbrook which has been identified as growth village within Policy H1. The site has been assessed within the Sustainability Appraisal (SA11PM) within the context of the Spatial Strategy. The allocation of this site for housing development is consistent with the spatial strategy as follows:
 - i) **Criterion a)** N/A
 - ii) **Criterion b)** The site is consistent with Criterion b), being located on the edge of a built up area (Bishops Tachbrook).
 - iii) **Criterion c)** N/A
 - iv) **Criterion d)** The site is consistent with this criterion as it would not lead to coalescence nor would it undermine the separate identity of the settlement
 - v) **Criterion e)** There are no significant heritage impacts associated with the site
 - vi) **Criterion f)** The site falls within a parcel that has been assessed as high/medium landscape value. The allocation of the site is therefore consistent with this criterion.
 - vii) **Criterion g)** N/A. The site is not within the Green Belt.

3) In addition to housing provision, are there other benefits that the proposed development would bring?

- a) The sustainability appraisal (SA10 and SA11PM) set out the sustainability benefits of each of the proposed allocations. The specific benefits relating to this are:
 - i) This site has the potential to support the ongoing viability of services in Bishops Tachbrook including the village shop and community centre.
 - ii) The site will be required to provide open space.

4) What are the potential adverse impacts of developing the site? How could they be mitigated?

- a) The proposals set out in the approved planning application successfully address all the potential adverse impacts including those raised in representations such as landscape, the character of the village and loss of countryside.

5) Is the scale of development proposed compatible with the capacity of the village to accommodate further growth in terms of its character and appearance, the level of services and existing infrastructure?

- a) The Village Settlement Hierarchy June 2013 (V01 to V03) sets out the Council's approach to the classification of villages and rural settlements. The report explores the size of settlements, availability of services and accessibility of services, facilities and employment from the settlement (see section 4.0). It applies a scoring system to these factors to reach an objective view on the relative capacity of each settlement to accommodate development. Table 4.4 of the report shows the resulting score for each village. (NB it should be noted that this score does not take in to account policy and environmental constraints such as Green Belt, landscape, heritage, character and site availability).
- b) Using this model, Bishops Tachbrook is identified as the fifth most sustainable village.
- c) The Village Settlement Hierarchy goes on to classify each settlement. Following the Village Housing Options and Settlement Boundaries Consultation (November 2013), these classifications were simplified in three categories: Growth Villages (of which there are 10); Limited Infill Villages (of which there are 24) and other settlements. The Growth Villages and Limited Infill Villages are set out in paragraph 4.7 of the Submission Draft Local Plan.
- d) As a result Bishops Tachbrook was identified as Growth Village with the potential to accommodate some housing growth and land for 150 dwellings was allocated to the south of the school (Site H23).
- e) Since the submission of the Local Plan, the Council has had to identify additional housing land for the modifications submitted in 2016. In preparing the modifications, the Council reviewed the potential of growth villages to accommodate a proportion of the additional requirement. This work is set out in the Village Profile and Housing Allocations Update February 2016 (V18PM).
- f) The Village Profile and Housing Allocations Update February 2016 (V18PM) explored an indicative capacity for each of the Growth Villages. For Bishops Tachbrook, in the context of the need for further growth to support Coventry's Housing need, the indicative capacity was 184 dwellings of which 150 were proposed for allocation in the submission draft Local Plan. This suggested further capacity of around 35 dwellings for the village (see para 5.10). This indicative capacity was adjusted to take account of constraints and the availability of suitable sites.
- g) Taking all these factors into account, the Council considered that the village has the capacity to support both the development sites proposed in Bishops Tachbrook village.

6) What are the infrastructure requirements / costs and are there physical or other constraints to development? How would these be addressed?

- a) Infrastructure contributions have been agreed through a signed Section 106 agreement. All

constraints have been addressed.

7) Is the site realistically viable and deliverable?

- a) The Viability Studies (IN06, EXAM3 and HO24PM) demonstrate that all broad locations in the District are viable in the context of the proposed Local Plan policies, including affordable housing. The strongest viability is in rural areas. This site falls within an area that was assessed as being clearly viable.
- b) The site is deliverable within the Plan period. The site has planning permission and work is being progressed by a housebuilder to bring it forward for development.
- c) As can be seen from answers to the questions there are no major impediments to the site being developed quickly

8) What is the expected timescale for development and is this realistic?

- a) The housing trajectory (see appendix 1 of the Housing Supply Topic Paper - Doc Ho27PM) indicates the first completions in 2018/19 and completion by 2019/20.
- b) Given the scale of the site and the fact that there are relatively few constraints on the timing of the development, this is considered to be realistic.