

**WARWICK DISTRICT COUNCIL LOCAL PLAN EXAMINATION – PROPOSED HOUSING SITE ALLOCATIONS – GROWTH VILLAGES AND HOCKLEY HEATH**

This Statement is prepared on behalf of Sharba Homes Ltd in relation to their land interest within Warwick District at Oakley Wood Road, Bishops Tachbrook. The site in question does not benefit from a draft allocation within the Plan however the Programme Officer has confirmed that matters relating to Omission Sites will be dealt with in this session.

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

- 1.1 The land (**Appendix 1**) is in the control of Sharba Homes Ltd.
- 1.2 The site is capable of delivering up to 150 dwellings. A pre-application meeting has been held; public consultation undertaken and a planning application is in preparation.

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

- 2.1 The site fits within the overall strategy given that it adjoins the built up area of Bishops Tachbrook which is considered a sustainable rural allocation as it is located in a non-Green Belt Growth Village.
- 2.3 A level of rural growth is essential in order for the Council to support thriving rural communities, as required by bullet point 5 of paragraph 17 of the NPPF. The identification of Bishops Tachbrook as a Growth Village is supported and as a result of this, the village is clearly capable of taking growth,

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

- 3.1 In addition to market housing provision on the site, the proposals would include for a policy compliant level of affordable housing provision, thereby assisting in meeting the substantial affordable housing needs as outlined in the joint Coventry and Warwickshire SHMA. The housing mix would also be catered to provide for a range of tenures to meet the local needs in Bishops Tachbrook.
- 3.2 The site would also incorporate significant areas of open space and a bio-diversity enhancement area which would deliver a net social and environmental gain. It would also

provide for enhanced landscaping buffers along key boundaries, enhancing the permanent physical boundaries that are located on the site boundaries. Furthermore, the creation of SUDS, and significant buffers on the built edges of the site, will act as a catalyst to enhance biodiversity within the locality of the site – which is currently of limited ecological value due to the agricultural nature of the site. Clearly the use of non-Green Belt land in a Growth Village to meet housing need is a significant benefit also.

- 3.3 Alongside these benefits, there would be significant economic benefits which would include; the creation of job opportunities during the construction phase of development, increased levels of disposable income from new residents which could be spent in supporting local services and facilities and also the payment of the New Homes Bonus to the local authority.
- 3.4 The proposals would seek to ensure pedestrian and cyclist connectivity to the surrounding built up area thereby reducing the reliance on the private motor vehicle. The scheme would provide a pedestrian connection to the recently consented Bloor Homes development to the west which will lead directly to the primary school.

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

- 4.1 A poorly designed development could impact the landscape character of the surrounding area. The development of a suitable and sustainable site in a Growth Village will clearly reduce the need for development in less sustainable locations. In both instances, we consider that the potential impact of this can be avoided through a sensitive thoughtful quality development on this site.
- 4.2 This site has not been previously assessed in detail by the Council as Sharba Homes have only recently taken a promotion agreement on the site.
- 4.3 The draft masterplan (**Appendix 2**) shows substantial landscape buffers on all boundaries. An initial Landscape and Visual Appraisal is underway following pre-application discussions with Warwickshire County Council. It is expected that this will demonstrate that that development could be accommodated without resulting in significant landscape and visual effects.
- 4.4 The site benefits from definable boundaries on each side. In terms of the future of the village, east is the only direction available for further expansion. North is constrained by the proposed Country Park (to be delivered by the developments south of Harbury Lane); south is constrained by noise from the M40 and a major gas pipe route which sterilises a significant area from

housing development; and west is constrained by heritage and landscape considerations (as confirmed in recent appeal decisions).

**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?**

5.1 The scale of development, at 150 dwellings, when taking account existing consented is commensurate with other non-Green Belt growth villages of a similar size and scale (i.e. Radford Semele). Through the pre-application work carried out in support of the Sharba Homes site, no evidence has emerged to suggest that the village cannot accommodate this development in a similar manner.

5.2 We therefore consider that the site is more than capable of meeting the needs of the village without a detrimental impact upon the level of services and existing infrastructure. Furthermore, any proposed development on the site will generate S106 monies which will ensure that any improvements to infrastructure in the locality as a result of the proposals are met accordingly.

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

6.1 The work completed to date suggests that all impacts are localised and can be accommodated through a site specific S106 Agreement without the need for significant off-site infrastructure improvements.

6.2 In terms of physical constraints, it is not considered that there are any constraints which would prevent the development of the site from coming forward during the Plan period.

**7) Is the site realistically viable and deliverable?**

7.1 As above, we are of the opinion that the site is realistically viable and deliverable. It is a greenfield site with no significant constraints or abnormal considerations on the site which would impact upon the viability of the site from coming forward for development.

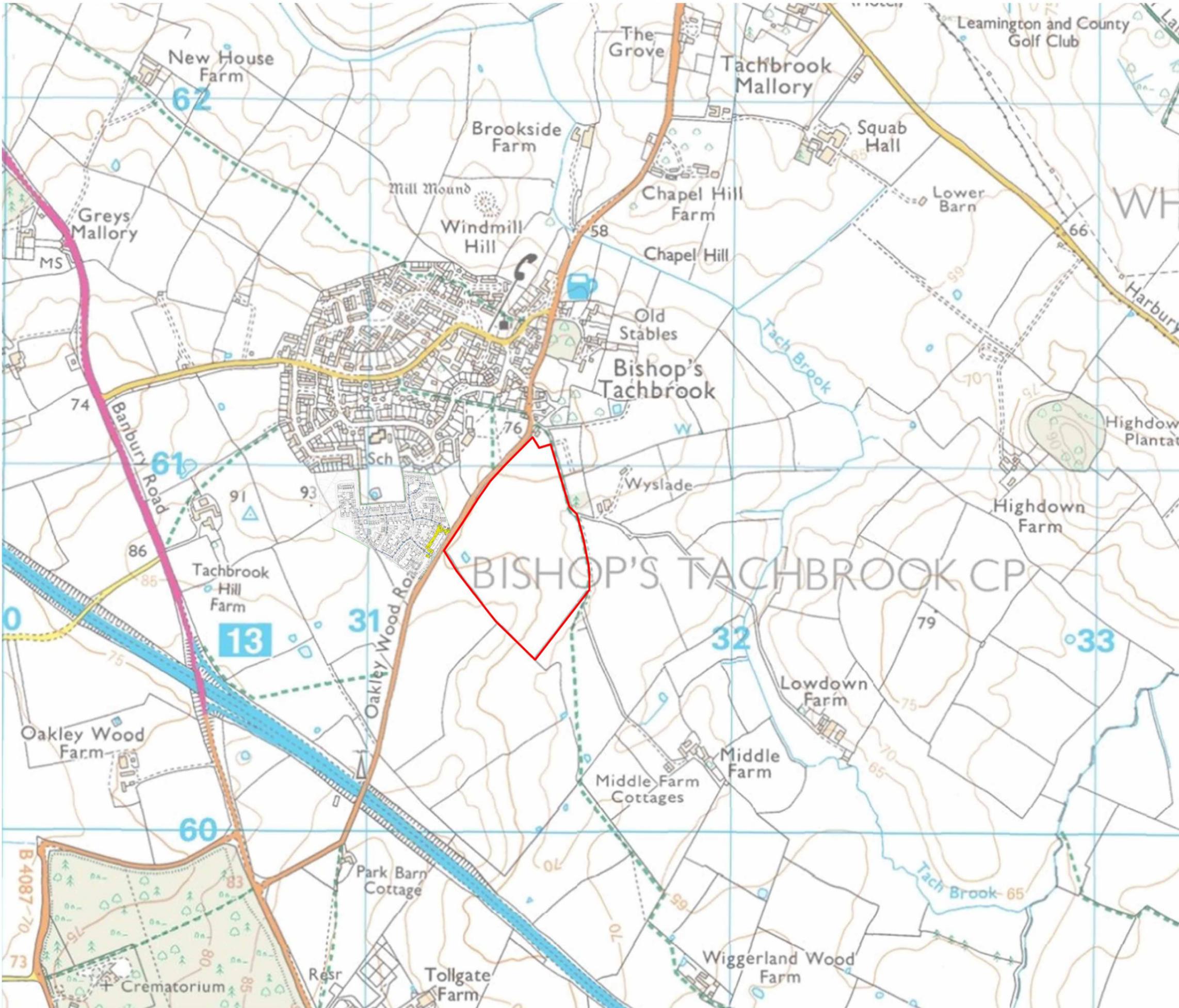
7.2 Furthermore the site is in the control of an experienced promotion who has substantial experience in the local market.

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

- 8.1 Initial masterplanning and an assessment of constraints and opportunities have been undertaken already for the site to inform the representations made throughout the emerging Local Plan process and to determine appropriate capacity on the site.
- 8.2 As a result of early work undertaken with regards to capacity, it would be anticipated that an outline planning application will be submitted in autumn 2016 which would subsequently allow for any pre-commencement conditions to be discharged and construction to commence in late 2017, allowing for the first completions in 2018. It is anticipated that the site would deliver at circa 40 dwellings per annum through to completion.

## **APPENDIX 1**

### **Site Location Plan**



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Key:



Site Boundary

BISHOP'S TACHBROOK CP

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

TITLE  
 Bishop's Tachbrook  
 Site Location Plan

CLIENT  
 Sharba Homes Ltd

SCALE 10,000 @ A3	DATE AUG 2016	DRAWN SLB	CHK'D AM
DRAWING NUMBER 5978 / ASP2		REVISION	

## **APPENDIX 2**

### **Illustrative Masterplan**



NOTES:  
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- Key:
- Boundary
  - Existing Trees
  - Proposed Trees
  - Existing High Pressure Gas Main
  - Attenuation Pond
  - 52m Development exclusion zone from gas main
  - Extent of ecological enhancement area

Proposed primary access off Oakley Wood Road

Areas of structural landscape along the north eastern and north western site boundaries totalling approximately 0.54Ha

Extent of developable area totalling approximately 5.72Ha

Existing hedgerow retained and reinforced

Proposed pedestrian links to the wider public right of way network

Existing hedgerow retained and reinforced

Proposed pedestrian links to the wider public right of way network

Areas of Public Open Space totalling approximately 1.46Ha

Proposed timber fencing defines the extent of the proposed ecological enhancement area

Proposed pedestrian links to the wider public right of way network

Indicative size and location of attenuation basin. To be confirmed by FRA Consultant 'TBA'

Proposed robust tree belt, breaking up views of the development from the south, creating a defensible green edge to the development

Key existing vegetation retained as part of the proposals

Proposed children's playspace

Existing high pressure gas main

Proposed mown and fenced paths within ecological enhancement area

Existing pond retained as part of the proposals

Extent of open space to be reserved for ecological habitat enhancement, totalling approximately 6.09Ha

REV	DATE	NOTE	SLB	AM
B	26.08.16	Updated to clients comments	SLB	AM
A	08.08.16	Updated to clients comments	SB	AM

REVISIONS



TITLE  
**Bishops Tachbrook Illustrative Masterplan**

CLIENT  
**Sharba Homes Ltd**

SCALE	DATE	DRAWN	CHK'D
1:2500@A3	JUN 2016	SB	AM
DRAWING NUMBER		REVISION	
5978 / ASP02		B	