Warwick Local Plan Examination

Friend's Close Mill Hill Baginton

Examination session: Thursday, 10 November, 9:30 start

Attendance list:

- Warwick District Council – see summary of representations below
- Sworders for Landowners of Site H19- Land North of Rosswood Farm

Representations to examination submitted by:

- Warwick District Council – justifies housing allocation H19 for 35 dwellings. Green Belt site on the edge of Baginton. Baginton is a growth village. The site would support ongoing viability of services in Baginton including village shop, village hall and public houses. Baginton is the 7th most sustainable village it was identified as a Growth Village with potential to accommodate some housing growth. Village Profile Housing Allocations Update Feb 2016 (V18PM) indicates increasing growth in the context of the for further Growth to support Coventry's Housing Need. The Council have decided to allocate land to south of H19 for 45 dwellings at C32 Rosswood Farm giving a total of 80 dwellings for the village.
- Sworders on behalf of Landowners for H19 – Support allocation Land North of Rosswood Farm and additional site of 45 dwellings to the south

Our case:

- **Overview -** Land off Friends Close, Mill Hill Baginton would be an appropriate additional housing allocation if the Inspector concludes that more sites are required to meet the Objectively Assessed Housing Need. In particular to support Coventry's housing need.
- **Estimated capacity –** 10 dwellings. The site area is 3.9 hectares, 0.9 hectares of which is developable.
- **Current Planning Status of Site**: Green Belt land adjacent to Baginton. The site is a Former Sand and Gravel working. Site has been promoted through the Local Plan process most recently through the SHLAA Call for Sites (originally C07 now C30) and proposed modifications
- **How does it fit in with the overall spatial strategy?** Baginton is categorised as a Growth Village and is deemed suitable to accommodate a proportion of the District's Objectively Assessed Housing Need. Given the Inspector's recommendation to increase the OAN, it is logical to increase allocations within Baginton.
- **Scale of development in relation to village –** According to the 2011 census, Baginton has 356 dwellings. The development of the site of around 10 dwellings would bring the total number of dwellings to 366 which is an increase of 0.03%. Service provision in Baginton is good and this modest increase will not have a significant adverse effect on existing services and infrastructure provision.
- **Effect on the openness of the Green Belt** – The site is well contained with housing to the north and area of land proposed to be provided as public open space to the south. The site

has the opportunity to provide landscape boundary treatment to further increase screening and would not therefore cause an unacceptable harm to the landscape or result in an unacceptable harm on visual impact.

- **Effect of purposes of including land in the Green Belt** – Would be neutral since the site serves none of the purposes:

  To check the unrestricted sprawl of large built up areas – Baginton is a growth village not a large urban area. It is separate from Coventry and the site does not act to increase sprawl of Coventry

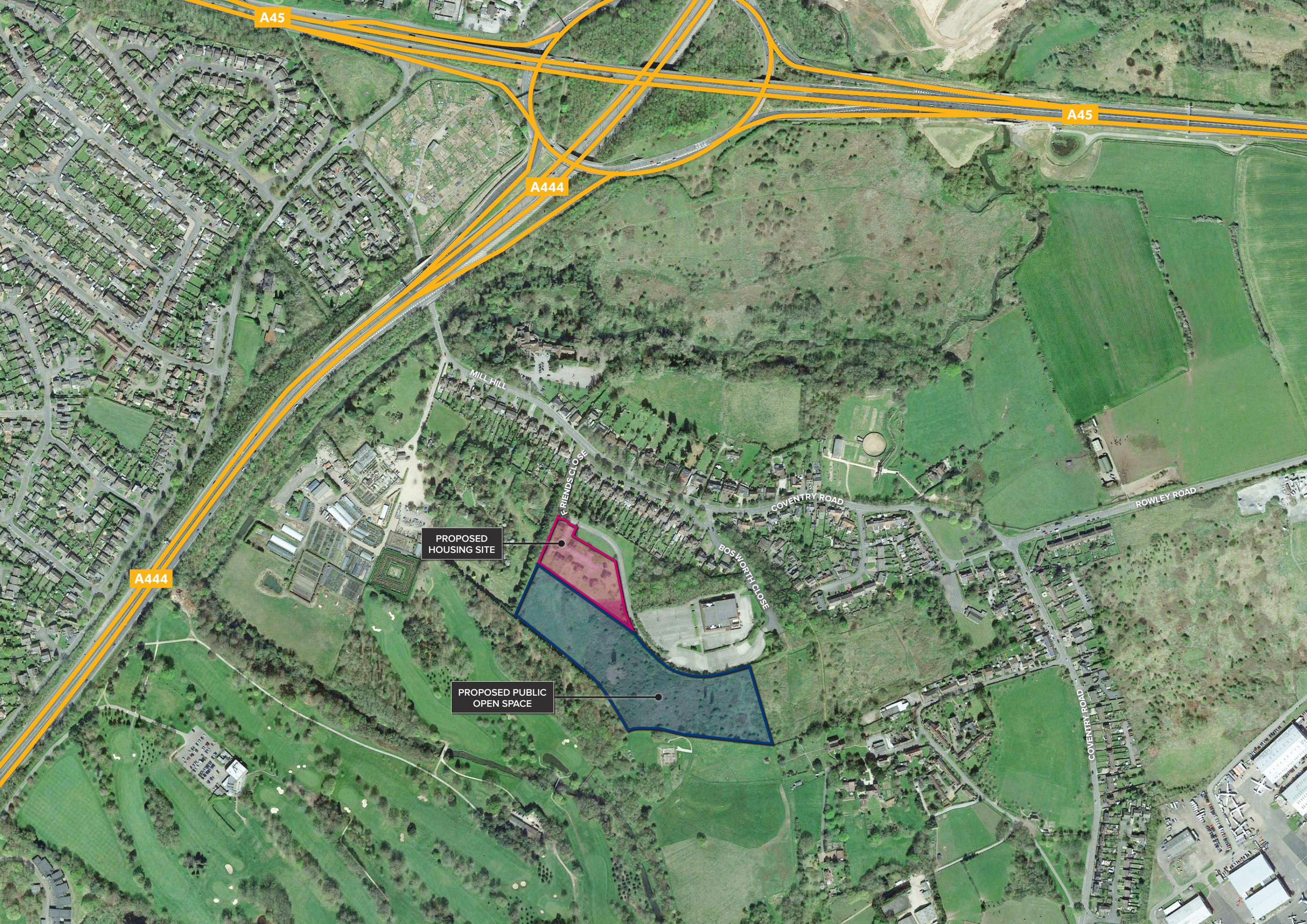
  To prevent neighbouring towns from merging into one another – Whilst it is in proximity to Coventry, the site is a considerable distance form Kenilworth, Warwick and Leamington Spa so would not contribute to the merging of these towns

  To assist in safeguarding the countryside from encroachment – Whilst it is located in the countryside it is adjacent to the existing built up area of Baginton and would not represent unacceptable encroachment

  To preserve the setting and special character of historic towns – The historic Lund Roman Fort and Baginton Castle lie in this part of the settlement however, the site can be adequately screened through increasing the existing landscape boundary treatment.

- **Potential adverse impacts and mitigation –** Development of the site would inevitably impact on the openness of the Green Belt. However, this could be mitigated by landscape enhancement in particular through strengthening existing boundary treatment
- **Benefits that the proposed development would bring?** Mix of housing provision, improved landscaping, 3 hectares of land for public open space to the south would be offered to the Parish Council in perpetuity.
- **Exceptional circumstances to justify altering the Green Belt –** To assist in addressing local housing needs and in particular to assist with providing growth for Coventry given the settlement's proximity to the City. It has been recognised that the settlement needs to grow and a modest development such as that proposed will assist in providing organic, well planned modest growth that will support future generations.
- **Infrastructure Requirements and costs –** The proposed capacity is modest, an increase of 10 dwellings would not have a significant impact on existing infrastructure and services. In terms of highway's infrastructure, the site can be accessed from Friends Close leading from Mill Hill which currently serves the Brethren's Meeting Room. Friends Close is adopted highway and was designed to accommodate residential development on the subject site.
- **Physical or other constraints and costs of mitigation –** There are a number of constraints that can be overcome through appropriate landscape and mitigation. These include the location of listed buildings and a scheduled ancient monument to the south. Trees that are protected through a TPO can be maintained and sensitively managed. The Preliminary Ground Investigation Report that has been undertaken for the site has shown that the proposed development is outside the main area of the historic landfill and can be developed subject to appropriate mitigation.

- **Viability and delivery including Timescale for Development –** Deeley Group own the site and there are no tenancy restrictions and no ownership constraints. Land is immediately available. If the site were allocated in the Local Plan it could be developed within 24-36 months of the adoption of the Plan.


A45
A45
A444
A444
MILL HILL
PROPOSED HOUSING SITE
PROPOSED PUBLIC OPEN SPACE
FRIENDS CLOSE
COVENTRY ROAD
ROWLEY ROAD
BOSWORTH CLOSE
COVENTRY ROAD

Figured dimensions only to be taken from this drawing. DO NOT SCALE. All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:

Site Area: 0.9 ha

Accomodation
1. Two Bedroom end of terrace
2. Two Bedroom terrace
3. Three Bedroom end of terrace
4. Two Bedroom end of terrace
5. Three Bedroom end of terrace
6. Three Bedroom detached
7. Four Bedroom detached
8. Four Bedroom detached
9. Four Bedroom detached

REVISION	DATE	NOTES	CHK

SKETCH

Client
DEELEY

Project
LAND OFF FRIENDS CLOSE
BAGINTON

Drawing Title
SKETCH LAYOUT

Drawn	Checked	Paper Size	Scale	Date
DC	JD	A3	1:500	OCT 2016

Project No.	Drawing No.	Revision
16601	100	-

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16th September 2016

Deeley Group
George House
Herald Avenue
Coventry
CV5 6UB

For the attention of Mr. Peter Deeley
By email only to peter.deeley@deeley.co.uk

Dear Peter,

Re: Preliminary Ground Investigation – Land off Bosworth Close, Baginton, Coventry

We write with the findings of our preliminary site investigation works that have recently been undertaken at the above site.

The purpose of this investigation was to obtain preliminary data regarding the ground, groundwater and ground gas conditions at the site. It is understood that the Deely Group are considering constructing a number of residential properties at the site. The site is located within close proximity of a historical landfill. This investigation has been undertaken in order to confirm whether the landfill encroaches onto the development area of the site and to obtain initial gas readings.

The site is located off Bosworth Close and is located approximately 4km south of Coventry City Centre (approximate national grid reference 434017, 275022) as shown on the included site location plan (Nicholls Colton Geotechnical drawing no. G16215-LR/01).

It should be noted that at the time of undertaking this assessment only a single gas monitoring visit had been undertaken. Further detailed investigation and gas monitoring will be required in order to adequately characterise the site and to allow appropriate design to be undertaken. Notably, careful consideration will be required with regard to the appropriate gas protection of the new properties.

Site Work

Five cable percussion boreholes (BH01 to BH05 inclusive) were put down at the site to a maximum depth of 4.45m (BH01, BH03 and BH04). The cable percussion borehole logs have been appended to this letter.

Fragmentary disturbed and geo-environmental samples were obtained for laboratory testing. No geotechnical or geo-environmental testing has been undertaken as part of this investigation.

The location of the cable percussion boreholes were selected and set out by Nicholls Colton Geotechnical taking into account the client's wishes and the location of underground services.

The fieldwork was undertaken between 31st August and 1st September 2016.

General Geology and Revealed Strata

Geological sources (including the Geological Survey of Great Britain (England and Wales) sheet no. 140, Leicester, Coventry & Rugby) indicate the site to lie in an area where the superficial deposits are anticipated to comprise the Baginton Sand and Gravel Formation of Recent age. The bedrock geology is anticipated to comprise the Bromsgrove Sandstone Formation of Triassic age.

The exploratory holes revealed a general downward strata succession of:

TOPOSIL	
MADE GROUND	- Topsoil. - Red brown and brown slightly clayey sandy silt. - Red brown, brown and grey sandy gravelly clay. - Brown and red brown clayey variably silty gravelly sand.
POSSIBLE MADE GROUND	- Red brown clayey sandy silt. - Red brown sandy gravelly clay.
SUPERFICIAL DEPOSITS	- Brown, red brown and dark brown-grey slightly clayey silty slightly gravelly SAND. - Red-brown and light brown slightly clayey slightly sandy slightly gravelly SILT. - Light brown slightly silty SAND.

The boreholes put down at the site indicate that the proposed development are is located outside of the main body of the landfill – no significant depth of made ground has been recorded.

The exploratory boreholes put down by Nicholls Colton Group as part of previous historical investigations on the adjacent land recorded made ground materials to depths of up to approximately 12m comprising grey, brown, red brown, orange and black clays, silts, sands and gravels intermixed with varying quantities of ash, brick, rubber, metal, clinker, glass, wire, paper, etc.

Gas and Groundwater

Standpipes have been installed within all boreholes to enable gas and groundwater monitoring to be undertaken. One set of readings has been obtained since completion of the fieldwork and the results are attached to this letter.

No groundwater entries were recorded within any of the exploratory holes put down at the site.

The gas results to date confirm a maximum carbon dioxide (CO_2) value of 4.4% by volume in air. No elevated methane concentrations have been recorded during the gas monitoring to date. No positive gas flows have been recorded.

Made ground has been recorded at the site to a maximum depth of around 1.50m. The made ground generally comprises inert materials consisting of mixed clays and sands with fragments of brick. Superficial deposits were recorded underlying the made ground and generally comprised silts and sands.

As noted above, the site is located immediately adjacent to a historical landfill site. The boreholes indicate that the proposed development area of the site is located outside of the area of the landfill – however, it should be noted that no investigation has been undertaken at this stage to confirm the edge of the landfill.

Only a single gas monitoring visit has currently been undertaken. No significantly elevated gas concentrations have been recorded – however, this data is far too limited in order to allow an assessment of the gas regime at the site to be undertaken. A further monitoring visit is scheduled to be undertaken and it is recommended that this be increased to five further visits to conform to the current regulatory guidance.

An updated gas assessment should be undertaken following completion of the initial gas monitoring period.

Recommendation

The preliminary ground investigation undertaken at the site indicates that the proposed development area is located outside of the main extent of the historical landfill. Further investigation will be required in order to confirm the exact boundary of the landfill.

Only a single gas monitoring visit has currently been undertaken. No significantly elevated gas readings have been obtained. Further monitoring is required in order to fully characterise the gas regime and allow recommendations to be provided for the appropriate protection measures for the proposed new properties.

I trust the above is of assistance, please do not hesitate to contact me should you wish to discuss or should you require any further information.

Yours Sincerely,

E. Kermani
Geotechnical Engineer
NICHOLLS COLTON GEOTECHNICAL
Encs.
Borehole Logs
Gas and Groundwater Monitoring Records
By e-mail only to peter.deeley@deeley.co.uk

NICHOLLS COLTON
GEOTECHNICAL

BOREHOLE RECORD - BH01

Cable Percussion

Site: Land off Bosworth Close, Bagington.

Client:	Boring Diameter:	Casing Diameter:	Project No.:
Deeley Homes Ltd.	150mm to 4.45m	150mm to 3.00m	G16215

Logged by: JM	Ground Level:	Date: 01/09/16	Location: -	Scale: 1:50

Samples and In situ Tests			Water	Level (mAOD)	Depth (m)	Strata Description	Legend	Backfill
Ref:	Depth (m)	SPT N						
E1	0.20				0.10	MADE GROUND - topsoil.		
						MADE GROUND - stiff friable red-brown and brown mottled dark brown slightly clayey sandy silt with occasional gravel sized brick fragments.		
D2	1.00							
E3	1.50				1.50	MADE GROUND - brown and dark brown-grey clayey gravelly fine to coarse sand. Gravel is sub-angular to sub-rounded fine to coarse quartz.		
D4	2.00							
					2.30	Light brown slightly silty fine SAND.		
D6	3.00							
E5	3.00							
D7	4.00							
D8	4.00 - 4.45							
S	4.00	N=33						
					4.45			

Remarks and Water Observations

Sheet 1 of 1

1. Hand dug starter pit to 1.20m to check for services.
2. No groundwater seepages were encountered during boring operations.
3. The borehole was completed at 4.45m and a gas and groundwater monitoring standpipe was installed to 4.00m; response zone 1.00m to 4.00m.

NICHOLLS COLTON
GEOTECHNICAL

BOREHOLE RECORD - BH02

Cable Percussion

Site:
Land off Bosworth Close, Bagington.

Client:	Boring Diameter:	Casing Diameter:	Project No.:
Deeley Homes Ltd.	150mm to 4.00m	150mm to 3.00m	G16215

Logged by: JM	Ground Level:	Date: 01/09/16	Location: -	Scale: 1:50

Samples and In situ Tests			Water	Level (mAOD)	Depth (m)	Strata Description	Legend	Backfill
Ref:	Depth (m)	SPT N						
E1	0.20				0.10	MADE GROUND - topsoil.		
						POSSIBLE MADE GROUND - Firm red-brown slightly clayey sandy silt with occasional roots and rare sub-angular to rounded fine quartz gravels.		
D2	1.00							
E3	1.50				1.50	Firm red-brown and light brown slightly clayey slightly sandy SILT.		
D4	2.00							
					2.50	Light brown slightly silty fine SAND.		
D6	3.00							
ES	3.00							
D7	4.00				4.00			

Remarks and Water Observations

Sheet 1 of 1

1. Hand dug starter pit to 1.20m to check for services.
2. No groundwater seepages were encountered during boring operations.
3. The borehole was completed at 4.00m and a gas and groundwater monitoring standpipe was installed to 4.00m; response zone 1.00m to 4.00m.

NICHOLLS COLTON
GEOTECHNICAL

BOREHOLE RECORD - BH03

Cable Percussion

Site:
Land off Bosworth Close, Bagington.

Client:	Boring Diameter:	Casing Diameter:	Project No.:
Deeley Homes Ltd.	150mm to 4.45m	150mm to 3.00m	G16215

Logged by: JM	Ground Level:	Date: 31/08/16	Location: -	Scale: 1:50

Samples and In situ Tests			Water	Level (mAOD)	Depth (m)	Strata Description	Legend	Backfill
Ref:	Depth (m)	SPT N						
E1	0.20				0.10	MADE GROUND - topsoil.		
						MADE GROUND - firm red-brown, brown and grey slightly sandy slightly gravelly clay with occasional roots. Gravel is sub-angular to rounded fine quartz siltstone and mudstone.		
D2	1.00							
E3	1.50				1.50	Firm red-brown and yellow brown silty fine SAND.		
D4	2.00							
					2.50	Light brown slightly silty fine SAND.		
D6	3.00							
ES	3.00							
D7	4.00							
D8	4.00 - 4.45							
S	4.00	N=47			4.45			

Remarks and Water Observations

1. Hand dug starter pit to 1.20m to check for services.
2. No groundwater seepages were encountered during boring operations.
3. The borehole was completed at 4.45m and a gas and groundwater monitoring standpipe was installed to 4.00m, response zone 1.00m to 4.00m.

NICHOLLS COLTON
GEOTECHNICAL

BOREHOLE RECORD - BH04

Cable Percussion

Site:
Land off Bosworth Close, Bagington.

Client:
Deeley Homes Ltd.

Boring Diameter:	Casing Diameter:	Project No.:
150mm to 4.45m	150mm to 3.00m	G16215

Logged by: JM	Ground Level:	Date: 31/08/16	Location: -	Scale: 1:50

Samples and In situ Tests			Water	Level (mAOD)	Depth (m)	Strata Description	Legend	Backfill
Ref:	Depth (m)	SPT N						
E1	0.20				0.20	MADE GROUND - topsoil.		
						MADE GROUND - brown clayey slightly silty slightly gravelly fine to coarse sand with occasional gravel sized brick fragments. Gravel is sub-angular to sub-rounded fine to coarse quartz and sandstone.		
D2	1.00				1.00	MADE GROUND - red brown clayey gravelly fine to coarse sand. Gravel is sub-angular to rounded fine to medium quartz.		
E3	1.50				1.50	POSSIBLE MADE GROUND - Firm locally stiff red brown slightly sandy slightly gravelly clay. Gravel is sub angular to sub rounded fine to coarse quartz.		
D4	2.00							
D6	3.00				3.00	Light brown slightly silty fine SAND.		
E5	3.00							
D7	4.00							
D8	4.00 - 4.45							
S	4.00	N=49			4.45			

Remarks and Water Observations

Sheet 1 of 1

1. Hand dug starter pit to 1.20m to check for services.
2. No groundwater seepages were encountered during boring operations.
3. The borehole was completed at 4.45m and a gas and groundwater monitoring standpipe was installed to 4.00m, response zone 1.00m to 4.00m.

NICHOLLS COLTON
GEOTECHNICAL

BOREHOLE RECORD - BH05

Cable Percussion

Site:
Land off Bosworth Close, Bagington.

Client:
Deeley Homes Ltd.

Boring Diameter:
150mm to 4.00m

Casing Diameter:
150mm to 3.00m

Project No.:
G16215

Logged by: JM

Ground Level:

Date: 31/08/16

Location: -

Scale: 1:50

Samples and In situ Tests			Water	Level (mAOD)	Depth (m)	Strata Description	Legend	Backfill
Ref:	Depth (m)	SPT N						
E1	0.20				0.20	MADE GROUND - topsoil.		
						MADE GROUND - brown slightly clayey gravelly fine to coarse SAND. Gravel is sub-angular to sub-rounded fine to coarse quartz.		
D2	1.00				1.00	Red-brown and light brown silty slightly gravelly fine to coarse SAND. Gravel is sub-angular to sub-rounded fine to medium quartz.		
E3	1.50				1.50	Light brown slightly silty fine SAND.		
D4	2.00							
D6	3.00							
E5	3.00							
D7	4.00				4.00			

Remarks and Water Observations

1. Hand dug starter pit to 1.20m to check for services.
2. No groundwater seepages were encountered during boring operations.
3. The borehole was completed at 4.00m and a gas and groundwater monitoring standpipe was installed to 4.00m; response zone 1.00m to 4.00m.

MONITORING REPORT

SITE: Land off Bosworth Close, Bagington, Coventry.

GAS AND GROUNDWATER MONITORING RESULTS

Date			12/09/16					
Monitored By			AW					
Time Start			11:25					
Gas Monitoring Unit			GA5000					
Unit Serial Number			G501285					
Dipmeter			6					
Weather			Overcast					
Pressure Trend			Steady					

BH01	Time		11:25					
	Barometric Pressure (mb)		999					
	Relative Pressure (mb)		-0.24					
	Flow (l/hr)	Peak	0.0					
		Steady	0.0					
	Methane	Peak	0.0					
	(% v/v)	Steady	0.0					
	Methane	Peak	0.0					
	(% LEL)	Steady	0.0					
	Carbon	Peak	3.9					
	Dioxide (% v/v)	Steady	3.9					
	Oxygen	Min	17.3					
	(% v/v)	Steady	17.3					
	Hydrogen	Peak	1					
	Sulphide (ppm)	Steady	1					
	Carbon	Peak	0					
	Monoxide (ppm)	Steady	2					
	Groundwater Level (m bgl)		2.96					
	Pipe depth (m bgl)		3.06					
BH02	Time		11:32					
	Barometric Pressure (mb)		1000					
	Relative Pressure (mb)		-0.10					
	Flow (l/hr)	Peak	0.0					
		Steady	0.0					
	Methane	Peak	0.0					
	(% v/v)	Steady	0.0					
	Methane	Peak	0.0					
	(% LEL)	Steady	0.0					
	Carbon	Peak	3.4					
	Dioxide (% v/v)	Steady	3.4					
	Oxygen	Min	18.0					
	(% v/v)	Steady	18.0					
	Hydrogen	Peak	0					
	Sulphide (ppm)	Steady	1					
	Carbon	Peak	1					
	Monoxide (ppm)	Steady	2					
	Groundwater Level (m bgl)		DRY					
	Pipe depth (m bgl)		4.10					

SITE: Land off Bosworth Close, Bagington, Coventry.

GAS AND GROUNDWATER MONITORING RESULTS

Date			12/09/16					
Monitored By			AW					
Time Start			11:25					
Gas Monitoring Unit			GA5000					
Unit Serial Number			G501285					
Dipmeter			6					
Weather			Overcast					
Pressure Trend			Steady					
BH03	Time		11:40					
	Barometric Pressure (mb)		1000					
	Relative Pressure (mb)		-0.05					
	Flow (l/hr)	Peak	0.0					
		Steady	0.0					
	Methane	Peak	0.0					
	(% v/v)	Steady	0.0					
	Methane	Peak	0.0					
	(% LEL)	Steady	0.0					
	Carbon	Peak	4.4					
	Dioxide (% v/v)	Steady	4.4					
	Oxygen	Min	16.9					
	(% v/v)	Steady	16.9					
	Hydrogen	Peak	1					
	Sulphide (ppm)	Steady	1					
	Carbon	Peak	1					
	Monoxide (ppm)	Steady	2					
	Groundwater Level (m bgl)		DRY					
	Pipe depth (m bgl)		3.76					
BH04	Time		11:56					
	Barometric Pressure (mb)		1001					
	Relative Pressure (mb)		0.03					
	Flow (l/hr)	Peak	0.0					
		Steady	0.0					
	Methane	Peak	0.0					
	(% v/v)	Steady	0.0					
	Methane	Peak	0.0					
	(% LEL)	Steady	0.0					
	Carbon	Peak	3.5					
	Dioxide (% v/v)	Steady	3.5					
	Oxygen	Min	17.5					
	(% v/v)	Steady	17.5					
	Hydrogen	Peak	0					
	Sulphide (ppm)	Steady	1					
	Carbon	Peak	1					
	Monoxide (ppm)	Steady	2					
	Groundwater Level (m bgl)		DRY					
	Pipe depth (m bgl)		7.04					

SITE: Land off Bosworth Close, Bagington, Coventry.

GAS AND GROUNDWATER MONITORING RESULTS

Date			12/09/16					
Monitored By			AW					
Time Start			11:25					
Gas Monitoring Unit			GA5000					
Unit Serial Number			G501285					
Dipmeter			6					
Weather			Overcast					
Pressure Trend			Steady					

BH05	Time		11:46					
	Barometric Pressure (mb)		1001					
	Relative Pressure (mb)		-0.02					
	Flow (l/hr)	Peak	0.0					
		Steady	0.0					
	Methane	Peak	0.0					
	(% v/v)	Steady	0.0					
	Methane	Peak	0.0					
	(% LEL)	Steady	0.0					
	Carbon	Peak	2.6					
	Dioxide (% v/v)	Steady	2.6					
	Oxygen	Min	18.1					
	(% v/v)	Steady	18.1					
	Hydrogen	Peak	0					
	Sulphide (ppm)	Steady	1					
	Carbon	Peak	1					
	Monoxide (ppm)	Steady	2					
	Groundwater Level (m bgl)		3.82					
	Pipe depth (m bgl)		4.00					
	Time							
	Barometric Pressure (mb)							
	Relative Pressure (mb)							
	Flow (l/hr)	Peak						
		Steady						
	Methane	Peak						
	(% v/v)	Steady						
	Methane	Peak						
	(% LEL)	Steady						
	Carbon	Peak						
	Dioxide (% v/v)	Steady						
	Oxygen	Min						
	(% v/v)	Steady						
	Hydrogen	Peak						
	Sulphide (ppm)	Steady						
	Carbon	Peak						
	Monoxide (ppm)	Steady						
	Groundwater Level (m bgl)							
	Pipe depth (m bgl)							

Notes:
BH05 VENTING 12/09/16