



**TOWN AND COUNTRY PLANNING ACT 1990**

**NORTH WARWICKSHIRE LOCAL PLAN EXAMINATION**

**INSPECTOR'S QUESTIONS**

**MATTER 9 – SITE ALLOCATIONS - OVERARCHING ISSUES**

**2 APRIL 2019**

**REPRESENTATIONS ON BEHALF OF WALTON HOMES**

**IN RESPECT OF LAND AT HEMLINGFORD MILL, COVENTRY ROAD,  
KINGSBURY, B78 2DX**

CET/JAG/4743

5 March 2019



## MATTER 9: SITE ALLOCATIONS – OVERARCHING ISSUES

### INTRODUCTION

1. CT Planning is retained by Walton Homes who have an interest in the land at Hemlingford Mill, Coventry Road, Kingsbury as identified in red on the attached plan 4743.99 (Appendix 1). The land at Hemlingford Mill comprises of some 2.2 hectares and has frontages to both Coventry Road and Piccadilly Way.
2. Representations have been made on behalf of Walton Homes in relation to Matter 4 on the basis that additional housing allocations should be made in Local Service Centres, especially those Local Service Centres (Kingsbury and New and Old Arley) with no housing allocation.
3. Representations were made in relation to Matter 6 on behalf of Walton Homes on the basis that if there is to be no housing allocation for Kingsbury in the North Warwickshire Local Plan, then land should be safeguarded from the Green Belt to meet the future development needs of Kingsbury. This is necessary in order to maintain and enhance the wide range of services and facilities in the village and maintain its status as a Local Service Centre. Such an approach is justified having regard to paragraph 138 of the 2012 Framework that advises Local Planning Authorities that when drawing up or reviewing Green Belt boundaries they should take account of **“the need to promote sustainable pattern of development”**.



4. The submissions in relation to Matter 6 cast some doubt as to the deliverability of the land at Tamworth Road, Kingsbury (Policy LP4) as safeguarded land. The presence of the safeguarded line for HS2 (Phase 2B) and its location within Flood Zone 3 raises questions as to the site’s deliverability. It is the position of Walton Homes that in order to meet for the future development requirement of Kingsbury as a Local Service Centre and that of the Borough as a whole, the land at Hemlingford Mill (edged red on drawing 4743.99 - Appendix 1) should be Safeguarded from the Green Belt, within Policy LP4 as well as, or instead of, the land at Tamworth Road.

**Question 9.4 Has the Comparative Assessment of Sites Resulted in Those Included for Allocation in the Plan Been Undertaken in a Proportionate and Consistent Manner?**

5. The evidence base for the review of the Green Belt is the Coventry and Warwickshire Joint Green Belt Study [CD6/9]. The land promoted by Walton Homes at Hemlingford Mill (drawing 4743.99 - Appendix 1) falls within the site identified as KB4 in the Coventry and Warwickshire Green Belt Study. The Coventry and Warwickshire Joint Green Belt Study recommends (Paragraph 5.7) site KB4 be one of five parcels of land within the Coventry and Warwickshire Green Belt that are **“low performing Green Belt parcels”** and as such the Study states **“we recommend that the lowest performing parcels of land, or part of them, could be considered for removal from the Green Belt”**.



6. The land west of Tamworth Road was considered in the Coventry and Warwickshire Joint Green Belt Study; it was identified as site KB6. It will be noted from the appendices to the study that the consultants considered that Site KB6 **“plays a significant role in preventing the northward sprawl of Kingsbury along the eastern and western side of Tamworth Road.”** The study recognised that the parcel is located between the village of Kingsbury in the south and the town of Tamworth in the north, and as such **“the development of all the countryside between them would give the appearance of merging at the landscape scale.”** Site KB6 was not identified as a low performing Green Belt parcel in the Coventry and Warwickshire Joint Green Belt Study; nor was it recommended that the land be safeguarded from the Green Belt.
7. There is no explanation in the submitted North Warwickshire Local Plan as to why the Planning Authority chose to identify the land at Tamworth Road, Kingsbury to be safeguarded under the provisions of Policy LP4, as opposed to that land at Hemlingford Mill which had been identified (Site KB4) in the Joint Green Belt study, (CD 8/9) as a low performing Green Belt parcel.
8. The North Warwickshire Local Plan does not provide enough comparative assessment of the land west of Tamworth Road in terms of justifying its allocation as safeguarded land relative to any other site. There is no explanation as to why the Planning Authority chose to allocate the land west of Tamworth Road as safeguarded land. Its own evidence base, the Coventry and Warwickshire Joint Green Belt Study, had indicated that the



land (KB4) at Hemlingford Mill represented a low performing Green Belt parcel. It is further apparent that the site at Hemlingford Mill, KB4 in the Coventry and Warwickshire Joint Green Belt Study, has not been considered in the Council's Sustainability Assessment, nor does it feature in its SHLAA.

9. The land southeast of Hemlingford Mill, Coventry Road (drawing 4743.99 - Appendix 1) has the following merits:-
  - a. It lies immediately adjacent to the Kingsbury Development Boundary; it would represent a logical rounding off of the settlement.
  - b. It is in a sustainable location with good access by foot and by public transport to local services and facilities.
  - c. It is contained by readily recognisable/defensible boundaries: Piccadilly Way to the north, Coventry Road to the West, and the Birmingham to Tamworth Railway to the east.
  - d. Technical reports that have been submitted in support of the representations made on behalf of Walton Homes demonstrate that this site could be developed without harm to the natural, built and historic environment.
  - e. The site is located within Flood Zone 1 - there is a low probability of flooding.



- f. There are no known technical or environmental constraints that would preclude the site coming forward for development at some point in the future.
  
- g. Having regard to the above, it is evident that the land at Hemlingford Mill, Coventry Road (4743.99 - Appendix 1) is free from constraint. It is available for development now and there is developer interest i.e. the site is deliverable.

**What is the Precise Change that is Sought?**

- 10. The land south east of Hemlingford Mill, Coventry Road, Kingsbury (edged red on drawing 4743.99 - Appendix 1) should be deleted from the Green Belt and Safeguarded from potential future development need within Policy LP4 either instead of, or in addition to, the land west of Tamworth Road.

CET/JAG/4743

5 March 2019



## Appendices

Appendix 1 : Drawing 4743.99 Location Plan

CET/JAG/4743

5 March 2019



A  
P  
P  
E  
N  
D  
I  
X  
1

**DRAWING 4743.99  
LOCATION PLAN**



Hemlingford Mill, Coventry Road, Kingsbury B78 2DX

