



Land at Gaydon/Lighthorne Heath SPD SDC Response to Formal Consultation January-February 2016

Comment made	Officer response
<p>AML's land allocation should be moved to North of the B4100, away from the green field area between Lighthorne and Lighthorne Heath. (para 2.5)</p>	<p>This land allocation will be determined via the Core Strategy process. The SPD must be consistent with the Core Strategy. The published Main Modifications propose that the allocation will be to the north-west of the existing AML premises, south of the B4100, as shown in the SPD.</p>
<p>The housing allocations need to be reduced and relocated to accommodate AML's allocation. (para 2.5)</p>	<p>Not required unless the Core Strategy outcome is that the AML land is to be relocated.</p>
<p>A 50m buffer zone should be implemented as an absolute minimum for the ancient woodland on site, as insisted upon by The Woodland Trust. (para 3.6)</p>	<p>Natural England (NE) appears satisfied with a 15m buffer zone, but both the Woodland Trust and Warwickshire Wildlife Trust have recommended a wider buffer zone of 50m. Whilst NE is the statutory body, the scale of development proposed potentially justifies a buffer zone wider than the 15m minimum.</p>
<p>The housing density is currently too high for a rural setting such as this, they should be reduced accordingly. (Village Centre, Lakeside, Central Green Spine, Village Core North and South, Woodland Rise and Park Edge)</p>	<p>The establishment of the new settlement will undoubtedly urbanise the immediate area. The densities proposed across the whole site average 37.5 dwellings per hectare and are considered appropriate in this context. The proposed density is higher within the village centre and on land to its south. It is lower in the more open northern part of the site.</p>
<p>The proposed storey heights are too high for a rural setting such as this. There should be no housing above 2 storeys, especially on the elevated areas visible from Chesterton Windmill. (Village Centre, Lakeside, Central Green Spine, Village Core North and South, Woodland Rise and Park Edge)</p>	<p>Again, the establishment of the new settlement will undoubtedly urbanise the immediate area. With the exception of the Village Centre character area, building heights are restricted to no more than 3 stories. In the most northern part of the site the maximum is 2.5 stories, ie a house with rooms in the roofspace. This is not an uncommon form of design locally.</p>

<p>The language is too vague and provides no assurances or guidance – where ‘should’ is used, ‘must’ to be used instead throughout the document. (Whole document)</p>	<p>The Core Strategy establishes the things that ‘must’ be delivered from a planning policy perspective. The SPD’s role is to set out broad principles to guide how the policy requirements ‘should’ be delivered on the site. The terms ‘must’ and ‘should’ have thus been used with care throughout the document to reflect planning law.</p>
<p>No Public Right of Way should be removed or altered, this needs to be confirmed – these are well used routes. (para 3.4)</p>	<p>Under the law any Public Right of Way can be stopped up or diverted if that is permitted as a result of due process. The SPD cannot establish a different position. It can (and does) emphasise the importance both of the current PRow network and of the need to complement and link into it.</p>
<p>A full review of the traffic impact on local roads must be done and included in the SPD so that a full list of mitigation/intervention measures required will be part of this document. (Road Network in section 3)</p>	<p>It is fully accepted that traffic impact is the matter of most concern for the local communities. The role of the SPD is set out above. It does not include the identification of traffic mitigation to the extent that will be possible as a result of the detailed Transport Assessment work required as part of the planning application process. The published SPD accurately identifies the issues that need to be addressed, as evidenced by the more strategic transport assessments carried out to support the Core Strategy proposals.</p>
<p>More needs to be done to ensure Chesterton Windmill is protected (Light/noise/visibility in section 3).</p>	<p>The current text (page 33) is specific about the need to take into account the significance of the Windmill and its setting when considering how to mitigate the impact of light – this is a matter for Landscape and Visual Impact Assessment at planning application stage. Visual impacts are addressed in Section 3.5. Other than within the new village centre, no forms of commercial development are proposed materially closer to the Windmill than those already existing.</p>
<p>Given the Bronze Age, Medieval and Roman heritage of the area, there should be full archaeological assessments, not desk based ones before the SPD can be finalised. (para 3.5)</p>	<p>The organisations responsible for conducting these assessments are satisfied with the SPD largely as drafted.</p>
<p>The playing fields currently designated in land between Lighthorne and Lighthorne Heath must be relocated to North of the B4100, not least as the</p>	<p>The Council has consistently supported the local view that the land between the two villages should remain largely free from built development and should not</p>

<p>field slopes. They should be on flat land near the school and community area. This field should be included in the nature reserve. (Fig 19)</p>	<p>accommodate new homes. The establishment of playing fields in this position will consolidate this long term objective. The land form can readily be changed to produce level playing pitches. The pitches are required in addition to those proposed on land to the north of the B4100 and close to the new school site.</p>
<p>The landmark building should be removed. The SPD should insist that urban features are hidden to protect the existing rural landscape. (Fig 19)</p>	<p>The only landmark feature mentioned in the SPD is in a central position within the proposed JLR employment land. It is not considered inappropriate for such a building to be provided in this location subject to the design being of a high quality. The SPD acknowledges that the character of the area will inevitably be subject to significant change. The new settlement must be designed in a manner that is responsive to the landscape setting – the SPD provides guidance on this – but the approach is not one that involves hiding it, as that is neither feasible nor desirable.</p>
<p>The section dealing with utilities is too vague. This section should be re-drafted with a clear timeframe and feasibility study for Sewerage, Sub-Stations, Fibre-Optic installation and Gas Pipelines. (para 3.8)</p>	<p>The SPD sets out accurately the current position and the expectations for the development. None of the statutory undertakers responsible for delivering the utilities infrastructure have raised any concerns about the content of this section.</p>
<p>It should state that a bus route MUST be provided through the site, any lesser wording renders it powerless as a guide as to what is required. (Fig 17 and para 5.3)</p>	<p>As mentioned above, the words ‘must’ and ‘should’ are used with care. Figure 17 uses the word ‘will’ in relation to the provision of bus services through the site, whilst section 5.3 clarifies that the introduction of new routes must not diminish the service available to current residents of Lighthorne Heath.</p>
<p>A clear strategy for bus routes and the expansion of Kineton High School must be incorporated into the SPD, without it, there can be no guiding of the planning application (para 5.3).</p>	<p>The Core Strategy proposal requires the delivery of frequent express bus services to Warwick/Leamington and Banbury. Those services are a ‘must’, but beyond that the SPD can only guide what more should be done to make public transport an attractive option. Specific new routes will be negotiated via the application processes. Similarly, the SPD cannot impose a specific solution for Kineton HS access. It is made clear that the impact of additional school journeys by both car and bus must be mitigated via measures funded by the development.</p>

<p>The area designated as 'health' is far too small and inadequate for a town of 3,000 houses. This site cannot rely on existing GP surgeries in the area as they are all at capacity, even before the new housing is built in their immediate facilities. (Village Centre)</p>	<p>The village centre plans are purely indicative. The scale and design of the required GP facility will be negotiated via the detailed application process in liaison with the interested parties. In practice there is understood to be a need for temporary additional provision at the site pending construction of the permanent GP facility.</p>
<p>An exact timeline for infrastructure is required as part of the SPD so there can be guarantees. It is imperative that there is a clear time frame within which the promised facilities will be built. Otherwise it may be years before there is even a shop on site, which is entirely unacceptable. (para 6.3)</p>	<p>The November 2015 version of the SPD sets out considerably more detail than the earlier versions. The delivery mechanisms set out at 6.2 include confirmation that the Council seeks an overarching framework for phasing and infrastructure delivery that is agreed with the landowners and promoters. Section 6.3 specifies the early establishment of commercial facilities in addition to important community infrastructure. More specific triggers for key elements of infrastructure must be established via the application process.</p>

Schedule of recommended updates to the SPD

Section	Change	Source
2.2	Amend final sentence under heading of Lighthorne to read "There is a church, village hall, public house, play area and sports field."	Lighthorne PC
2.2	Amend final sentence under heading of Chesterton & Kingston to read "The M40 motorway is a significant visual presence that runs between the site and the wider Chesterton and Kingston Parish."	Chesterton and Kingston PM
3.2	Under 'Landscape Features', add at end of 3 rd paragraph: "These various landscape features, as well as having aesthetic value, play an important role in relation to site drainage and surface water management that needs to be acknowledged."	WCC
3.3	<p>Add after 4th paragraph:</p> <p>"The site is located on Jurassic Lias Group and Triassic Penarth Group strata variously designated as Secondary (A, B and Undifferentiated) Aquifers by the Environment Agency. Superficial deposits of Glacial Till are present which are designated as Secondary (Undifferentiated) Strata. A tributary of Thelsford Brook is located 250m to the west of the site and Tach Brook is located 500m to the north east.</p> <p>The Environment Agency recommends that developers:</p> <ul style="list-style-type: none"> • Follow the risk management framework provided in CRL11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination. • Refer to the EA Guiding Principles for land contamination for the type of information required to assess risks to controlled waters from the site. • Refer to the contaminated land pages on GOV.UK for more information. <p>Developers should refer to the EA 'Groundwater Protection: Principles and Practice' GP3 document available from GOV.UK which includes information on waste management, discharge of liquid effluents, land contamination, drainage, storage of pollutants and hazardous substances and management of groundwater resources."</p>	Environment Agency
3.4	In paragraph 2, insert "footpaths and" before "bridleways" in line 1 and delete "Bridleway" in line 3	WCC
Fig 11	<p>Change notation of SM80 and SM191 adjacent to the motorway from footpath to bridleway.</p> <p>Add public footpaths SM83, SM191, SM193a and SM195 located outside the site to the north, to complete a full picture of the PRow network. Annotate all PRow.</p>	WCC WCC

3.5	In paragraph 4, insert new sentence 2: "The starting point for the design of the settlement is that harm should be avoided." In paragraph 5, add at end: "and will seek a form of development that minimises the harm to panoramic views from the Windmill."	Heritage England Chesterton and Kingston PM FORSE and others
3.5	In final paragraph, after "site" in line 4 add "in order to help ensure the development of an appropriate strategy to mitigate any impacts upon the historic environment, including the preservation in situ of any archaeological deposits worthy of conservation,"	WCC
3.6	In paragraph 4, delete "15m" and insert "30m". In paragraph 6, line 4, delete "planting of hedgerow and tree lines" and insert "establishing belts of semi-natural habitat"	Woodland Trust, Warwickshire Wildlife Trust and others
3.7	At end of paragraph 3 under 'Flood Risk', add "and Lighthorne. Regard should be had to the Environment Agency's surface water flooding maps" In the second paragraph under 'Drainage', at the end of line 6 insert ", and should also provide a basis for water quality improvements"	Lighthorne PC and WCC WCC
3.9	In paragraph 5, delete the words "'in order to mitigate noise over time" in lines 11/12.	Lighthorne Heath PC
3.11	In key, change "Public Rights of Way (PROW)" to "Public Footpaths".	
3.12	Revise the extent of the "Improve existing facilities" annotation to cover the whole area of Lighthorne Heath.	Local resident
4.1	In the 7 th bullet point, delete "local residents and businesses" and insert "everyone through effective design measures and infrastructure provision"	Warwickshire and West Mercia Police
4.2	At 4 (Water Conservation, etc), add at the end of the second bullet point "All residential development will incorporate enhanced water efficiency measures as set out in the Building Regulations. All non-residential development will at least achieve the BREEAM 'Good' standard."	SDC via Core Strategy evidence
Concept Plan	Show the new J12 link road as constructed on all relevant plans.	Factual update
5.2	In point 7, after "including" insert "open channels and"; and in point 10 replace "green" with "green/blue". Correct the notation on plan 12 to reference "Existing Footpaths" rather than "Existing PROW". Show all existing PROW within the site on plan.	WCC WCC
5.3	Amend first sentence in paragraph 4 of section headed 'Pedestrian and Cyclists' to read "There is current evidence of long distance cycling to the existing	Chesterton and Kingston PM and

	employment sites, in particular using part of the designated Warwickshire Feldon Cycle Way route through Chesterton."	local resident.
5.4	Village Centre – in paragraph 1, line 4, delete "new" and insert "expanded" Replace final paragraph as follows: "It is emphasised that the plan and artist's impression of the village centre set out here is purely illustrative. Other options for the layout of the village centre may also be appropriate subject to their delivering the same objectives of sense of place, active streets, mixed use and connectivity to the existing village of Lighthorne Heath."	Lighthorne Heath PC SDC update
5.4	A Central Green Spine – revise start of second sentence in paragraph 1 to read "The main Green/Blue Spine should be designed to enhance ecological connectivity and accommodate space for" In paragraph 2, replace "green" with "green/blue" and add at end "Those in the more northern part of the character area should be no greater than 2.5 storeys in height."	Various local representors WCC
5.4	Woodland Rise – insert a new paragraph 2: "The relationship with Chesterton Windmill is an important factor in this character area in particular. Design and layout should have regard to the need to avoid or minimise harm to the setting of the windmill and to the opportunity to create new vistas towards the Windmill."	Heritage England and others
5.6	In paragraph 4, line 9, delete "15m" and insert "30m".	Woodland Trust, Warwickshire Wildlife Trust and others
5.8	At end of paragraph 4, delete "Section 7.3" and insert "Section 6.6".	SDC factual update
6.3	In the trajectory table, for year 2033/34 amend figure to 200; add further year 2034/35 with 100 completions. Add figure numbers and key to each of the three phasing diagrams.	SDC factual updates
Appendix	Replace the Biological Records Centre map with the latest available version. Ecosite 07/35 – now LWS rather than pLWS.	Factual update