

Planning Policy
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

BY EMAIL

22034/A3/RC

20th January 2014

Dear Sir or Madam,

**WARWICK DISTRICT VILLAGE HOUSING OPTIONS AND SETTLEMENT BOUNDARIES
CONSULTATION – JANUARY 2014**

We are instructed on behalf of our clients, Taylor Wimpey UK Ltd to submit representations to the Warwick District Village Housing Options and Settlement Boundaries Publication consultation. We welcome the opportunity to submit comments on the content of the publication.

The focus of these representations is on the settlement of Barford, and specifically Site 3 – Land off Brembridge Close which is within the control of Taylor Wimpey UK Ltd.

Please note that these comments are made solely in terms of the Village Options document and do not prejudice previous representations to the New Local Plan on behalf of Taylor Wimpey UK Ltd in relation to the overall scale of growth within Warwick District and any impact this may have on the scale of growth in Barford.

We agree with the broad comments in 'Table 3: Overview of Findings' on page 27 of the document, which in terms of Barford summarises that the focus of growth should be on land located between the existing village core and the bypass to the west of the settlement. The landscape character of this area has undoubtedly been eroded as a result of the bypass construction, especially in comparison to sites to the east of the settlement.

In terms of Site 3 – Land off Brembridge Close comprises a small paddock area, which is adjacent to a recent Taylor Wimpey residential development for 64 dwellings (Ref: W/00/1196). The site is of a relatively small-scale and can be developed without any significant adverse impacts. Access can be gained through the existing residential road layout and the development design could accord with the adjacent development, thus providing consistency in the built form.

The site would deliver benefits to the village of Barford by providing additional expenditure locally and provide a mix of housing that would enable for young people to remain living in the area. Furthermore, the mix of housing would give opportunities for people within Barford to either up or down-size and thus would create housing opportunities within the existing stock.

Summary

In summary we support the inclusion of preferred site 3 in terms of helping to meet Barford's housing needs over the Plan period to 2029. This location, in terms of the impact on the landscape

and integration with the built form of the settlement, provides an appropriate and sustainable location for growth.

Site 3 is of a relatively small-scale, however, its location adjacent to a recent residential development ensures that consistency with the existing built form is achievable and the development could achieve an access via the existing residential layout.

The site, by virtue of its location between the existing built form of the village and the bypass, is in a location within which any development would have a minimal impact on the landscape setting of Barford and provide an appropriate boundary to growth. The site would also deliver significant benefits to the village and create housing opportunities for both new and existing residents.

We trust that you find this information of assistance, however, if you have any further queries then please come back to me as per the contact details on this letter.

Yours faithfully,



RUSSELL CROW
Senior Planner