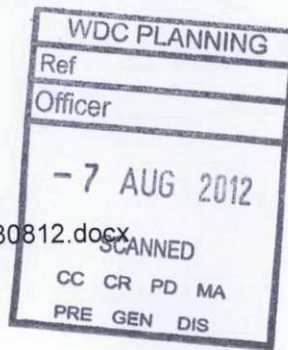


3 August 2012
JHH - Land west of Warwick Race Course 030812.docx



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Dear Sir / Madam

**LOCAL PLAN – PREFERRED OPTIONS CONSULTATION
REPRESENTATIONS ON BEHALF OF PRIVATE LAND OWNER
LAND WEST OF WARWICK RACE COURSE**

Savills is instructed on behalf of a private land owner to submit for consideration the following representation in the above consultation.

Background:

Savills have only recently been instructed by the landowners. The 18 hectares of land sits west of the northern part of Warwick Race Course adjacent to the Warwick Golf Centre, east of the A46 and south of the mainline railway line.

To date this site has not been promoted as a suitable development site on the urban fringe but should now be considered as a preferred option under PO4 Preferred Option; Distribution of Housing Sites.

The land to the south of our clients land is owned by a locally based Charity, discussions have been had between their respective advisors and it is our understanding that a representation proposing their land availability for housing is also now forthcoming. By combining the two land ownerships and taking into account the area that is stagnated by flood zone 3, this potential development site is potentially capable of providing a mixed use development scheme combining office space, retail and up to 300 houses/flats plus open space and community facilities which could of course sit within the flood plain if designed sensitively.

Access to the site would come from the Hampton Road close to the under path of the Warwick Bypass. The site is not constrained by the Green Belt but is affected slightly by noise from the A46. We understand the land to the north of Warwick Race Course, linking our clients land is owned by the Council itself and we wonder what their intentions are for that land going forward.

Rather than providing supporting or objecting statements with regards to all the policies set out in the Preferred Options summary document May 2012 this brief representation confirms that the land is available, deliverable and achievable for some development housing growth on the urban fringe to the western side of Warwick. It is our view that the Preferred Options Document in general sets out below a coherent approach to development in the district. However, we urge the Council to consider this land now that it has been put forward jointly with the adjoining land owner to the south.

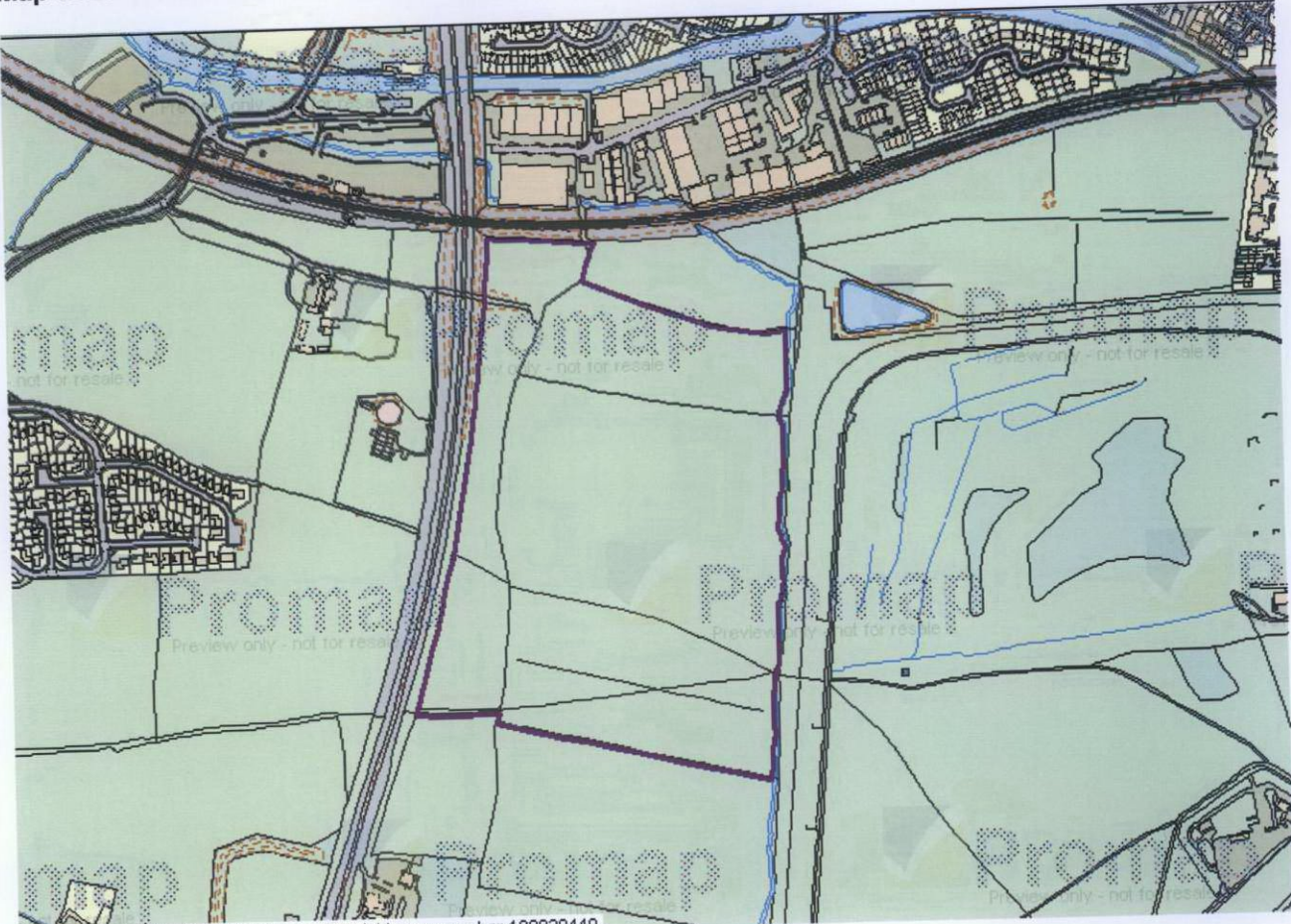


More detailed proposals will be submitted for further consultation and negotiation with your Council will take place in due course. We look forward to the opportunity of discussing the above with you in more detail. In the meantime please provide confirmation of receipt of these representations.

Yours sincerely



Map 3: Land Between A46 Warwick By-pass and West of Warwick Race Course



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