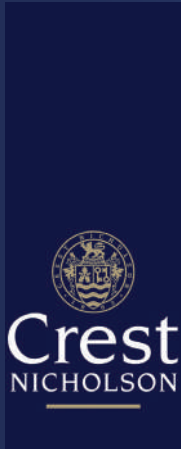




Crest
NICHOLSON








LAND TO THE SOUTH OF
WESTWOOD HEATH ROAD
BURTON GREEN

VISION DOCUMENT



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CONTENTS

	THE VISION	PAGE 4		HEALTH AND WELLBEING	PAGE 20
	CONTEXT	PAGE 6		SUPPORTING COMMUNITY	PAGE 19
	LOCAL ANALYSIS	PAGE 8		DELIVERY, CLIMATE CHANGE, BIODIVERSITY AND SUSTAINABILITY	PAGE 21
	CONSTRAINTS AND OPPORTUNITIES	PAGE 10		HOUSING AND AFFORDABLE HOUSING	PAGE 21
	DEVELOPMENT OPTIONS	PAGE 12		SUMMARY OF BENEFITS	PAGE 22
	DEVELOPMENT VALUES	PAGE 16		ABOUT CREST NICHOLSON	PAGE 24
	ZERO CARBON ENERGY STRATEGY	PAGE 18			
	DESIGN AND INFRASTRUCTURE	PAGE 19			



OUR VISION

Crest Nicholson's vision for the delivery of development to the south of Westwood Heath Road seeks to:



Provide high quality family housing helping to meet identified local needs



Utilise the existing connections to Coventry, including bus, rail and cycle, for work and leisure



Implement a landscape-led master plan, retaining existing vegetation on site where possible, in keeping with Garden Village principles



Ensure links to Tile Hill rail station, which is a short walk away and provides sustainable travel options to Coventry, Birmingham and London



Promote access to the University of Warwick 2km to the east, which offers benefits including health, leisure and employment opportunities

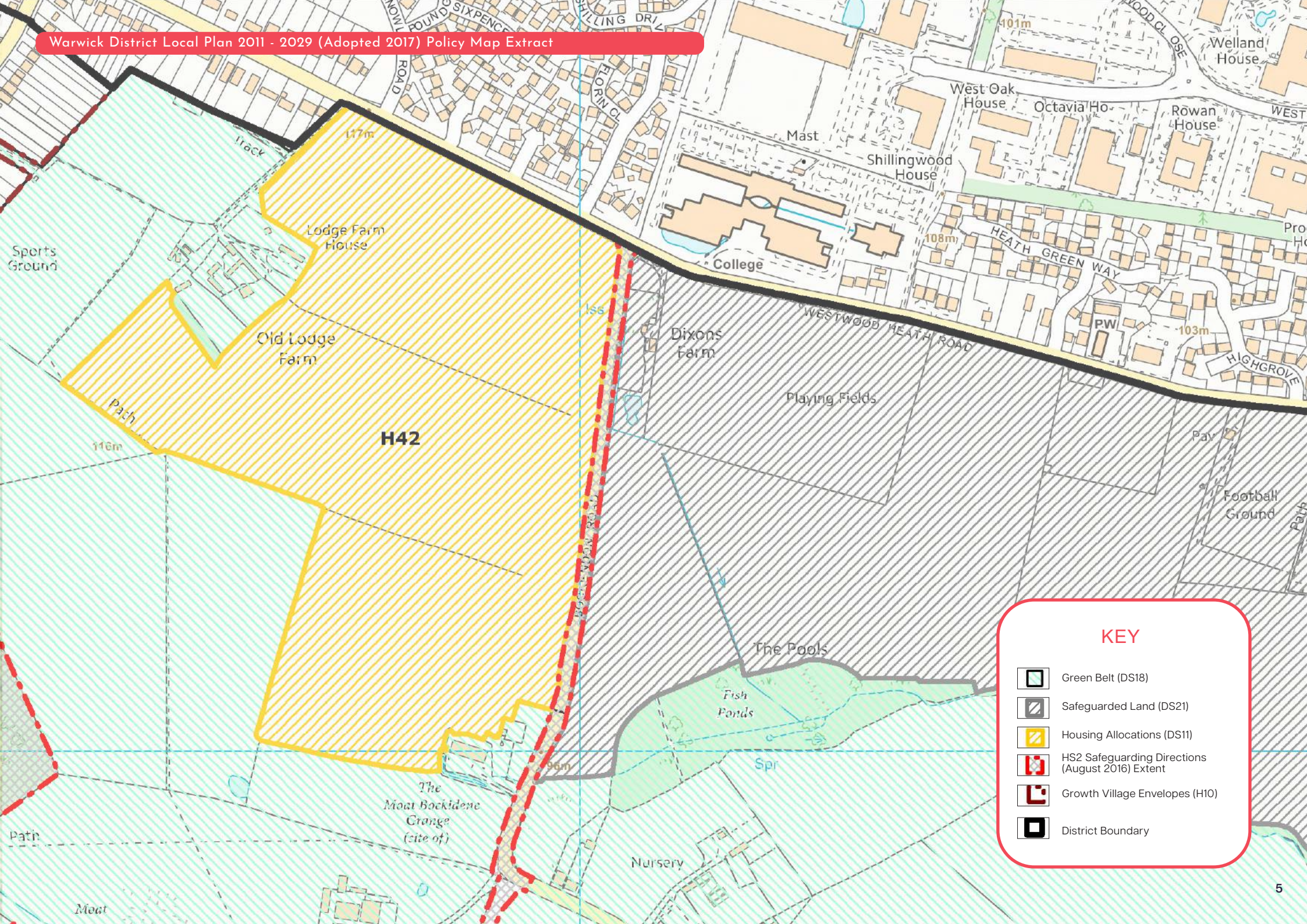


Provide new facilities for the enjoyment of both new and existing residents

This Vision has already been developed over a number of years, through consultation and liaison with Warwick District Council, Warwickshire County Council and the local community. The Vision was endorsed by the granting of the existing hybrid planning permission for the erection of 425 dwellings, a convenience store, open space and allotments in 2018 (ref. W/17/2357, as subsequently amended by W/21/0427 and W/22/0055). The extant permission, which is being delivered by Crest Nicholson, covers the majority of adopted Warwick Local Plan site allocation ref. H42. Crest Nicholson is now proposing a relatively modest expansion to this extant development through incorporating 2 parcels of adjacent land. This approach will maximise the benefit of delivering development in a sustainable and appropriate location for growth.

Crest Nicholson's proposals balance the delivery of new sustainable homes with the creation of public open space in a location well served by existing and proposed infrastructure.





KEY

-  Green Belt (DS18)
-  Safeguarded Land (DS21)
-  Housing Allocations (DS11)
-  HS2 Safeguarding Directions (August 2016) Extent
-  Growth Village Envelopes (H10)
-  District Boundary



CONTEXT

The location to the south of Westwood Heath Road represents a sustainable development opportunity that adjoins existing the Coventry settlement boundary, close to existing services and employment opportunities, has good walking catchments, and has the potential to be well served by public transport and the surrounding road networks. In particular, access to Tile Hill railway station, the University of Warwick campus and employment sites to the north strongly underpin the sustainability of the location.

The proposals being delivered through the existing hybrid planning permission that will create a new community that links to both Coventry and Burton Green. The new community facilities and benefits that these development proposals will already bring, including:



- **Public open space**
- **A new convenience store that will be available to existing residents**

There is an opportunity to bring in adjacent agricultural land to the west and south of the existing hybrid planning permission as part of a wider comprehensive scheme. The area to the south is within the existing Local Plan allocation. The area to the west is currently in the Green Belt.





KEY

-  Proposed allocation boundary
-  Biodiversity Net Gain area within Planning Permission W/22/0055 - Potential Allocation Area



LOCAL ANALYSIS

The site benefits from a rural location but also from a great range of local amenities and transport links.

ON YOUR DOORSTEP

The local area, which to the east has been created around the University of Warwick, provides both practicalities and attractions. There are shops and other amenities, along with several sports clubs, beautiful parks and some great pubs within 10-minute cycle ride.

EDUCATION

Coventry is a hub for educational excellence. Its technological and manufacturing strength has led to the creation of some highly regarded specialist secondary schools, and there's also a great selection for younger children. The nearby University of Warwick is ranked 64th in the world and 9th in the UK.

MOVEMENT

Westwood Park is just 15 minutes drive from Coventry City centre. The site's central location results in it being well connected, both by rail and by road.



- 1 Xcel Leisure Centre
- 2 Ten Shilling Wood
- 3 Crackley Woods Nature Reserve
- 4 Tesco Superstore
- 5 Westwood Medical Centre
- 6 Aldi Supermarket
- 7 Kenilworth Tennis, Squash & Croquet Club
- 8 Hearsall Golf Club
- 9 The Cross Kenilworth (Restaurant)
- 10 Hickory's - Burton Green
- 11 Hedgerow Nursery and Out-of-School Club
- 12 Westwood Day Nursery
- 13 Charter Primary School
- 14 Leigh Church of England Academy
- 15 Templars Primary School
- 16 Cannon Park Primary School
- 17 The Westwood Academy
- 18 WMG Academy for Young Engineers
- 19 The National Mathematics and Science College
- 20 University of Warwick (0.7miles)

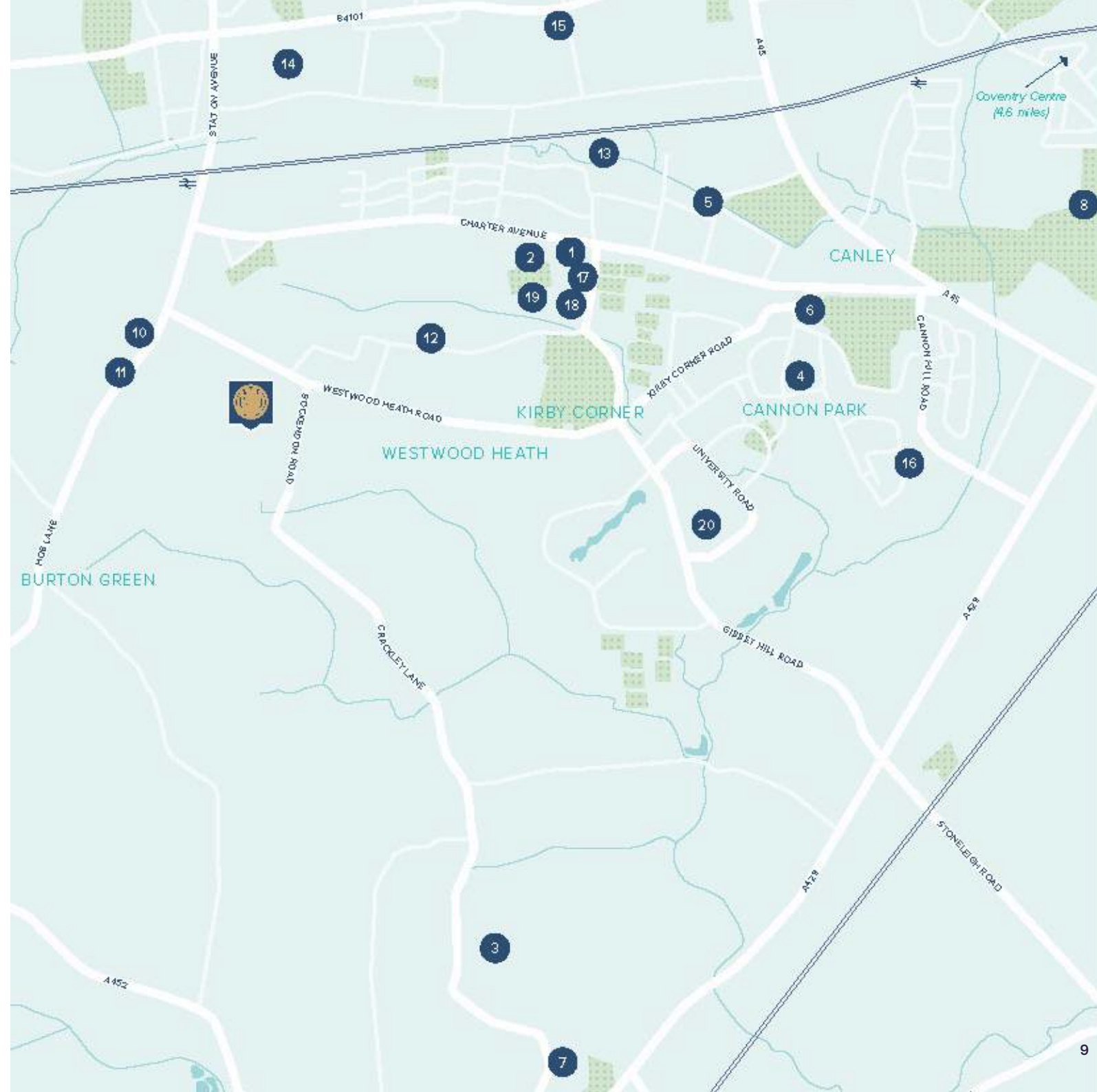


Figure 1. Site Location Plan



CONSTRAINTS & OPPORTUNITIES

A constraints and opportunities drawing has been prepared to identify environmental features on site and these have informed where further development could potentially come forward.

The existing hybrid planning permission to the south of Westwood Heath Road site will already make a significant contribution to the District's housing supply. Crest Nicholson firmly believes that over the new Plan period this development location is capable of providing additional housing to support the District's increased housing need.

These features include areas of bat activity, drainage infrastructure and existing trees.

ACCESS

2no. points of vehicular access from Westwood Heath Road have been approved under the hybrid application and these are being implemented. These will be used to gain access, via the new internal road network being delivered as part of the committed scheme, to access the proposed expansion land. Pedestrian and cycle routes to Westwood Heath Road, connections to the existing PROW, and a sustainable drainage network are also being provided within the committed scheme, into which any development on the proposed expansion land can connect.

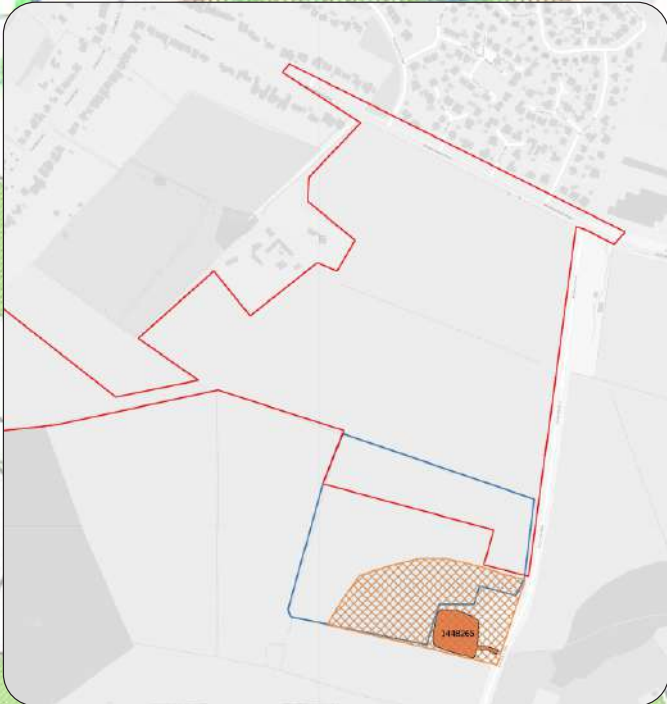
HERITAGE

The Scheduled Monument Medieval moated site of Bockenden Grange is adjacent to the promoted land. A review carried out by Savills Heritage and Townscape has identified that the immediate setting of the monument is defined by the site's boundary with the agricultural fields to the north, west and south, as well as Bockenden Road. Land within the southern section of allocation H42 forms part of the wider setting of the monument. This wider setting makes a lesser contribution to the significance of the Scheduled Monument than the archaeological interest of the physical remains within the asset and its immediate setting.

Consideration has been given to how further development in the proposed southern expansion land may impact on the wider setting of the Scheduled Monument and the degree of change considered acceptable. It is considered that 'less than substantial harm' would be achieved to the setting of the Monument from the proposed development through the incorporation of the proposed 'buffer'. This degree of harm would need to be viewed in the context of the public benefits arising from the delivery of additional new homes and associated facilities for the area.

KEY

- Phase 2 application boundary
- Detailed Phase 1 planning application boundary
- Outline Phase 1 application boundary
- Proposed ponds and swales
- Proposed ditch
- French drain
- Surface water sewer and manhole
- Foul water sewer and manhole
- Foul water rising main
- Sewer easement
- Foul water pumping station
- Foul water pumping station easement
- Gas main and easement
- Proposed green corridor
- Bat activity area
- Pond with great crested newt activity (50m buffer around breeding pond and 250m newt dispersal zone)
- Non-surveyed existing pond (50m buffer around breeding pond and 250m newt dispersal zone)
- Existing hedge
- Existing tree
- Existing tree with high bat rooting potential
- Existing tree with medium bat rooting potential
- Existing tree with low bat rooting potential
- Root protection area
- Ancient woodland (15m easement)
- Former badger sett
- Scheduled Monument
- Scheduled Monument buffer
- Public right of way



Buffer area for the Scheduled Monument

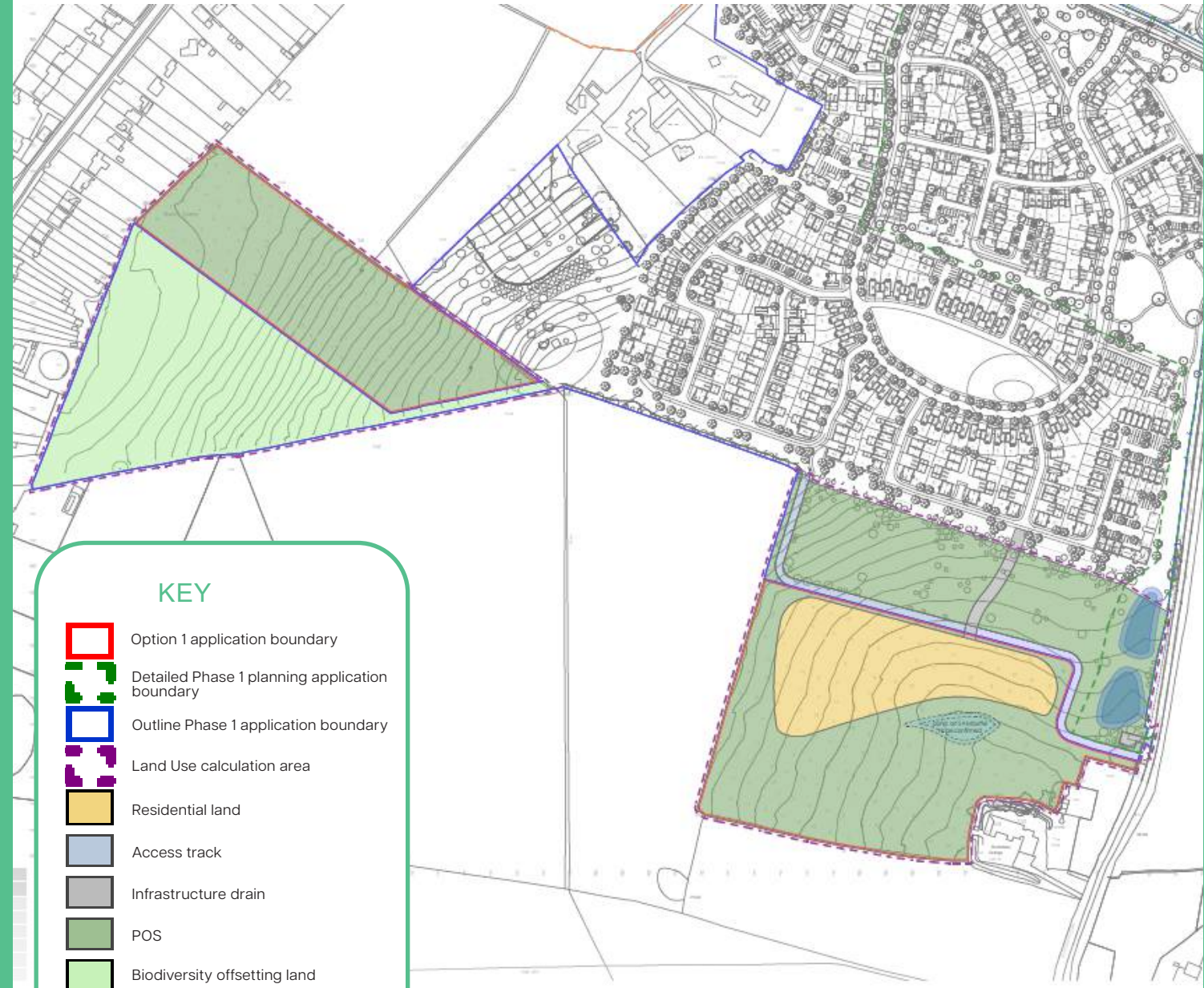


DEVELOPMENT OPTIONS

In light of the heritage constraint and wider opportunities identified, and the extensive environmental work carried out as part of the hybrid planning permission, Crest Nicholson is proposing the following three options for delivering further development in this location:

OPTION 1:

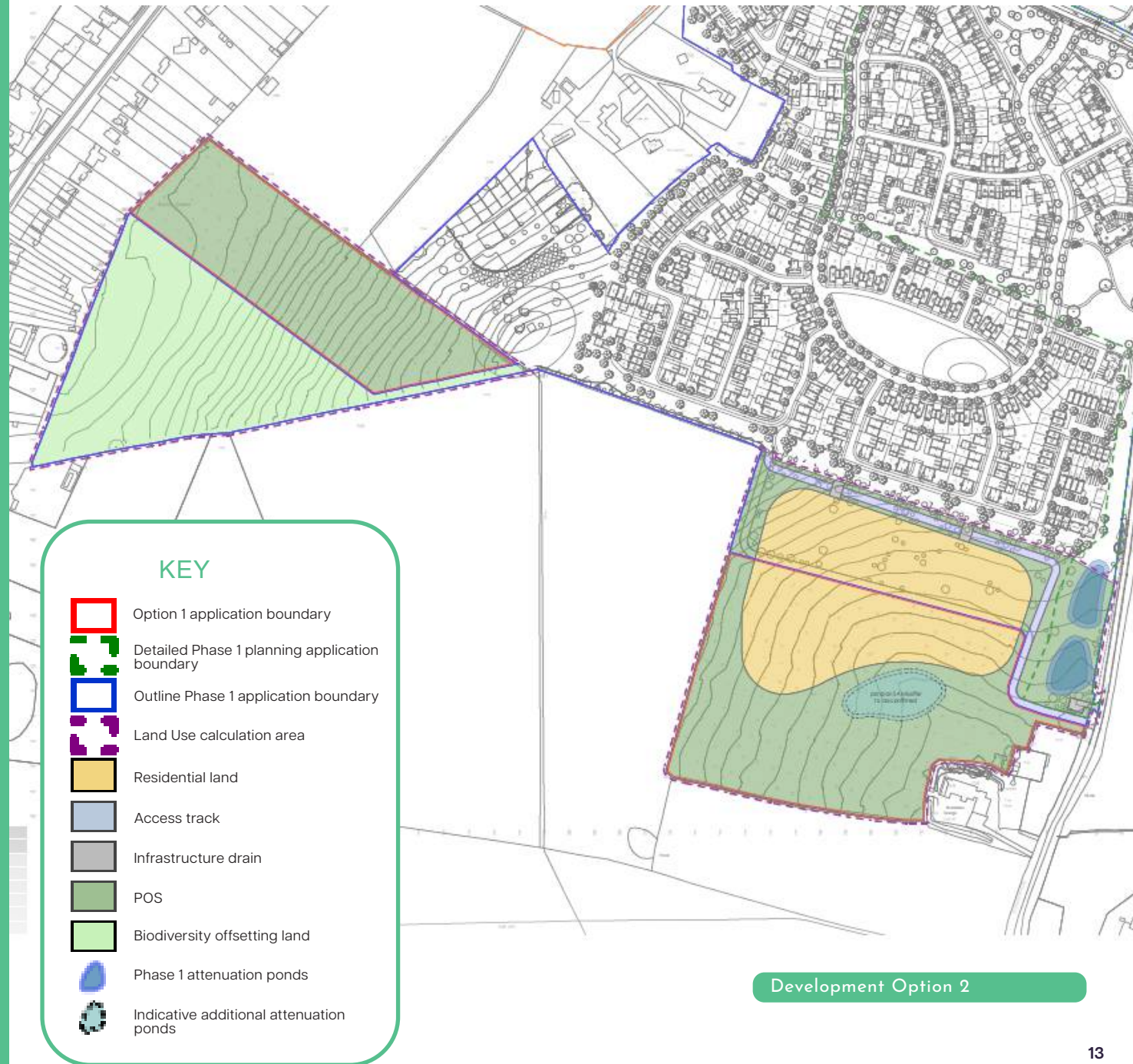
This option would deliver: residential development (circa 50 dwellings) and public open space within the proposed southern expansion land, with vehicular access from the new internal road network and through the Southern Open Space which would be delivered under the existing hybrid permission proposals; and further public open space within the proposed western expansion land. This approach should not require removal of land from the Green Belt, is considered to be consistent with the existing Local Plan allocation H42 and incorporates the suggested landscape buffer around the Scheduled Monument.



Development Option 1

OPTION 2:

This option would deliver: residential development and public open space within the proposed southern expansion land; residential development within the Southern Open Space area approved through the existing hybrid permission proposals (circa 100 dwellings in total); and public open space within the proposed western expansion land. This approach should not require removal of land from the Green Belt, is considered to be consistent with the existing Local Plan allocation H42, maximising the residential development potential of this area, and incorporates the suggested landscape buffer around the Scheduled Monument.

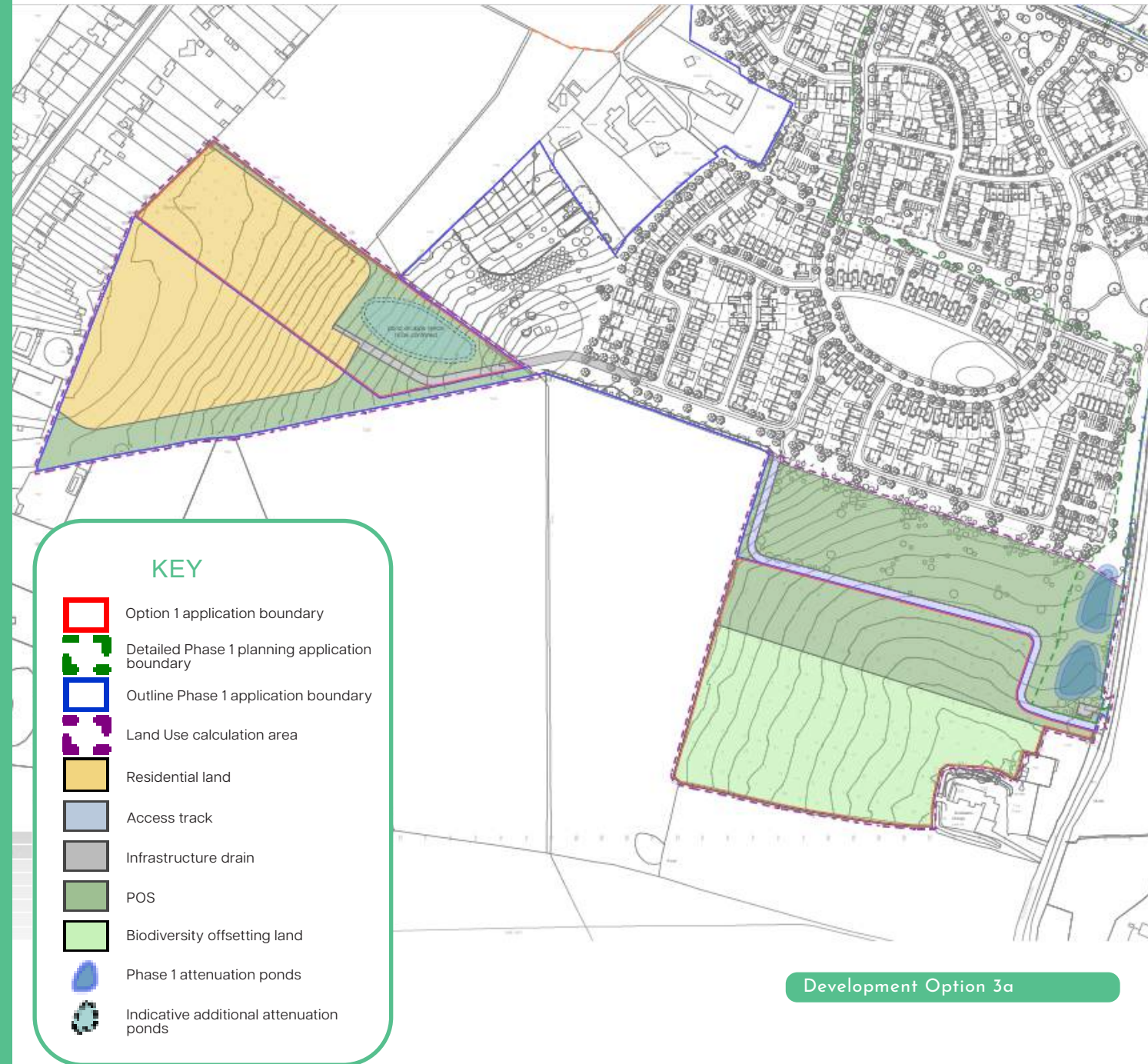


Development Option 2

OPTION 3A:

This option would deliver: residential development and public open space within the proposed western expansion land; residential development and public open space within the triangle of biodiversity offsetting land approved through the existing hybrid permission proposals; and public open space and compensatory biodiversity offsetting land within the proposed southern expansion land. Option 3A would yield circa 135 additional residential units, subject to where the proposed attenuation pond is located. The option would be accessed via a new road running from the permitted residential development.

This approach would require removal of land from the Green Belt as an extension to the existing Local Plan allocation H42 and retains the existing built development line along the southern boundary of the committed hybrid permission proposals.

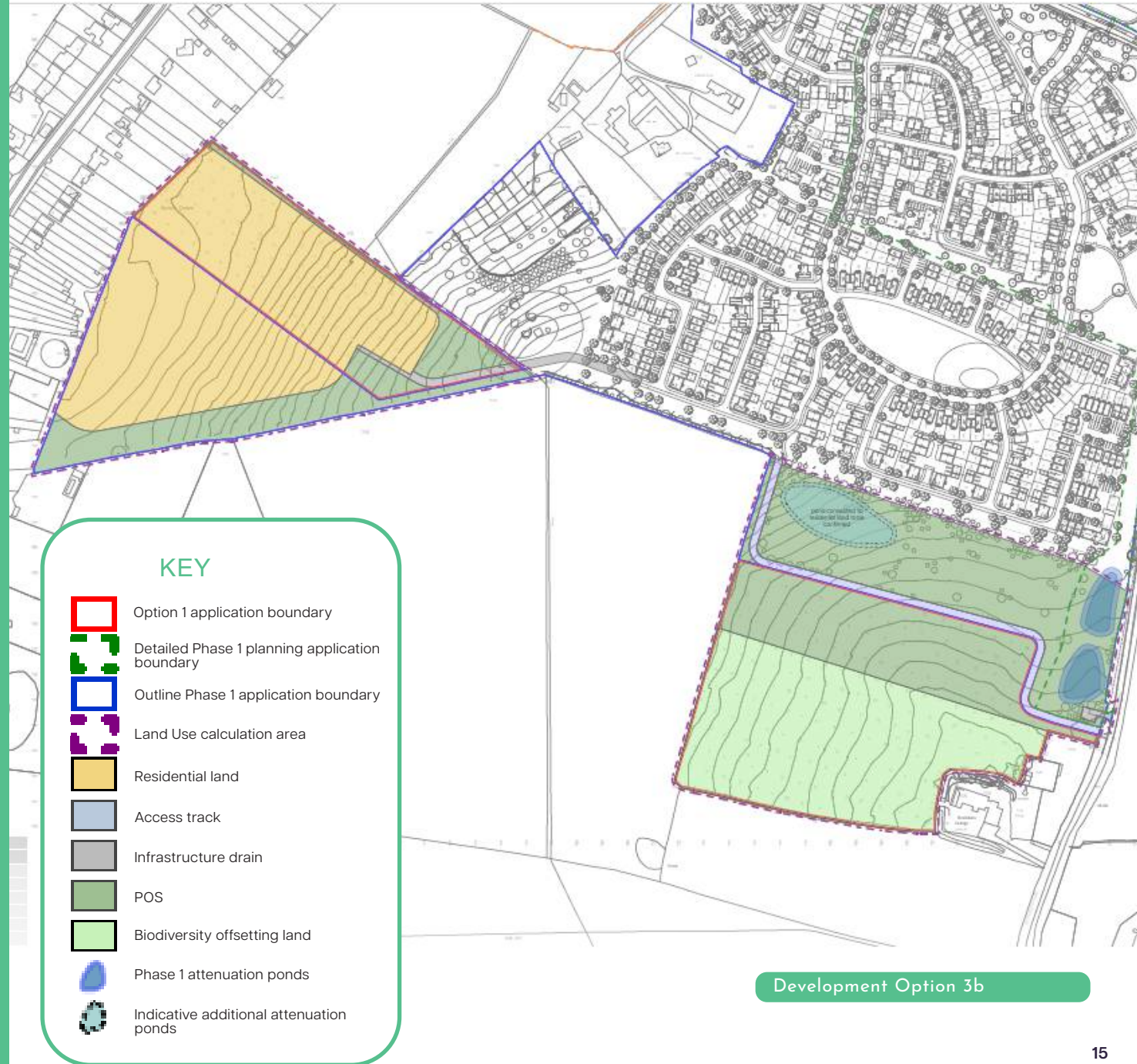


Development Option 3a

OPTION 3B:

This option would deliver: residential development and public open space within the proposed western expansion land; residential development and public open space within the triangle of biodiversity offsetting land approved through the existing hybrid permission proposals; and public open space and compensatory biodiversity offsetting land within the proposed southern expansion land. Option 3B would yield circa 150 additional dwellings, subject to where the proposed attenuation pond is located. Both options would be accessed via a new road running from the permitted residential development.

This approach would require removal of land from the Green Belt as an extension to the existing Local Plan allocation H42 and retains the existing built development line along the southern boundary of the committed hybrid permission proposals.



Development Option 3b

DEVELOPMENT VALUES

The Development Options proposed seek to:

- Make effective use of land at Westwood Heath to contribute to the identified need for homes in the South Warwickshire area, in accordance with paragraph 119 of the NPPF;
- Provide a modest extension to the approved residential scheme, phase 1 of which is currently being built out by Crest Nicholson. The additional housing will benefit from the infrastructure already committed to be provided on site;
- Enable the delivery of further homes in a sustainable urban edge location, close to employment opportunities and public transport links;
- Expand the open space network and associated recreational routes to be provided as part of the approved residential development.

The following pages expand on Crest Nicholson's values and aims for the site in terms of environmental, social and economic sustainability.

Through its development proposals, Crest Nicholson is focused on minimising the impacts of greenhouse gases; providing appropriate high quality infrastructure; improving the health and well-being of the local community; and providing affordable housing to meet local needs.





WESTWOOD PARK

PART EXCHANGE



ZERO CARBON ENERGY STRATEGY

Crest Nicholson is the first UK housebuilder to have its net-zero target validated by the Science Based Targets initiative (SBTi), reflecting its commitment to reducing greenhouse gas (GHG) emissions across its value chain and reaching net-zero GHG emissions by 2045.

Crest Nicholson is already making progress in reducing GHG emissions, driving the efficient use of plant and equipment on site, trialling lower carbon technologies including hybrid generators and an electric telehandler, using alternative low carbon fuels and increasing the procurement of renewable electricity.

To reduce emissions relating to other organisations in its supply chain, Crest Nicholson continuously reviews the design, technologies and materials used within its homes. It is also a member of the Future Homes Hub's Embodied and Whole Life Carbon Workgroup, which is developing guidance, tools and an implementation plan to support an industry-wide reduction in whole life carbon. Crest's new group policy also requires all new dwellings to have EV charging points installed.

These measures will be introduced at Westwood Heath Road, to minimise the GHG impacts of the proposed development.





DESIGN AND INFRASTRUCTURE

Crest Nicholson is aiming for the plans to strike the right balance between new development and open space in a way that respects both the needs of the area's residents and the wider area more broadly.

The scheme aims to encourage cohesion between new residents and existing communities. Plans to incorporate new cycle routes will also be explored and new residents will be encouraged to make use of existing cycle routes and public footpaths. The wider development benefits from being next to a key route which provides access to the A45 and good connectivity to the surrounding local area.

A surface water drainage strategy will be developed which will link to the drainage scheme for the hybrid planning permission. This will promote the widespread use of SuDS to ensure that runoff from any new development does not exceed the existing green field rates.





HEALTH AND WELL-BEING

The proposed expansion land will provide additional open spaces and play spaces to add to the network of spaces already being delivered in this location, with opportunities for further biodiversity enhancement through the creation of new ponds, tree and hedge planting, and grassland. This will be framed by new walking and cycle paths for residents to enjoy, which will enhance the existing network. This has the aim of bringing residents together, creating a happier, healthier community.



SUPPORTING COMMUNITY

Crest aims to support the community through a range of new facilities to be provided within the wider development scheme in this location. These will include a new convenience store, and extensive new public open space, allotments, play facilities, nature park and community orchard.

The scheme is currently in the early stages of design process. Crest pride themselves on key stakeholder engagement and will be seeking further discussions on the design as it evolves with the local authority and community.



DELIVERY, CLIMATE CHANGE, BIODIVERSITY AND SUSTAINABILITY

Crest Nicholson is targeting 100% renewable electricity within its developments by 2025. Homes at Westwood Heath Road will be equipped with air or ground source heat pumps, EV charging points and solar panels.

Homes will have high EPC ratings with greater insulation and efficient appliances, reducing running costs for residents. Crest Nicholson's homes will also be fitted with water efficient appliances and will aim to keep waste at a minimum.

The project will also deliver a gain in net biodiversity across the site.

The proposed expansion areas are within a single ownership and under option to Crest Nicholson. The site benefits from excellent access to existing infrastructure, notably the infrastructure that will be provided by Crest Nicholson within the adjacent committed scheme. Crest Nicholson would be able to bring forward, delivery on the expansion land early in the new Plan period as a continuation to the existing construction activity on the approved scheme.



HOUSING & AFFORDABLE HOUSING

Crest Nicholson is committed to the delivery of modern and sustainable homes, with the potential for circa 50 – 150 new homes to be provided in addition to the hybrid planning permission scheme. This will include 40% of the development to be affordable housing, in line with adopted planning policy for Warwick.

On Phase 1, Crest is already in contract with a housing association (Citizen) who have a reputation as a strong partner with a commitment to quality and a focus on good outcomes.

SUMMARY OF BENEFITS

These three options will provide the following key elements:

BIODIVERSITY NET GAIN



Biodiversity net gain off-setting

OPEN SPACE AND PLAY AREAS



Provision of areas of public open space and play equipment for the local community

ACTIVE TRAVEL



Links to footpath network, cycle links and exercise trails



SOCIAL AMENITIES



Financial contributions to education, and health facilities etc.

HOUSING TYPOLOGIES



Delivering circa 50 - 150 new homes with a diverse range of housing tenures and typologies

SOCIAL HOUSING



40% affordable housing



ABOUT CREST NICHOLSON

Crest Nicholson is a leading developer of mixed-use schemes, balancing the delivery of quality homes and local employment to create thriving and sustainable communities.

MONKSMOOR PARK, DAVENTRY

Inspired by Garden Village principles, Monksmoor Park is delivering up to 1,000 new homes set in an abundance of open space and managed by a Community Interest Company. A new primary school, shops, sports pitches, healthcare and community space are all part of the bigger picture.

This site has been meticulously planned to enhance the existing community. New homes are designed for today's families and for modern living, yet they respect the rural nature of the area. Wide roads, safe pedestrian and cycle routes and public green spaces preserve the rural ambience. This sensitive site planning provides the perfect background for homes designed to combine every convenience for 21st century living with local character.

Monksmoor Park was highly commended in the 2018 Planning Awards in the "Best Housing Scheme 500 homes or more" category - Coming second only to our Tadpole Garden Village development.

LONGCROSS, SURREY

At Longcross in Surrey, Crest has delivered a new film studio and local employment space alongside new homes, landscaping and community facilities. Employment space was delivered as part of the first phase.

We are already to continue to deliver this quality at Westwood Heath Road and are seeking to maximise the benefits of this development in this demonstrably sustainable location through the potential allocation of additional land for development.



Monksmoor Park, Daventry



Arborfield Green, Wokingham



Monksmoor Park, Daventry



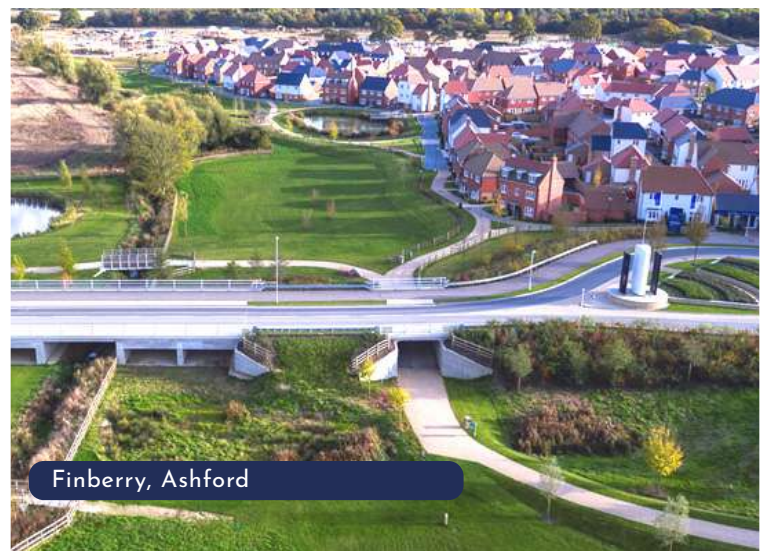
Kilnwood Vale, Crawley



Tangier Gardens, Bishop's Waltham



Tadpole Garden Village, Swindon



Finberry, Ashford



Tadpole Garden Village, Swindon

