

# GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

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C.S. NORTHCOTE-GREEN F.R.I.C.S. F.A.A.V.  
R.J.K. MORTON F.R.I.C.S. F.A.A.V.  
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T.C. CARSBURG B.Sc. M.R.I.C.S.  
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RESPONDANTS:- 6463  
AGENT:- 6450

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JGJ/jrr

18 July 2012

The Planning Policy Department  
Warwick District Council  
Riverside House  
Milverton Hill  
Leamington Spa  
CV32 5QH



Dear Sirs

## Warwick District Council Preferred Options Consultation

We act on behalf of the Coventry Diocesan Board of Finance Limited and write to express our client's general support for the Preferred Option Policy which includes provision for limited development within the Category 1 and Category 2 villages.

Our clients have previously submitted planning representations and now enclose further copies and would ask that these are taken into consideration when assessing suitable sites for potential development capacity within the village areas.

The enclosed documents refer to:

1. Land at Barford

Yours faithfully

**J G JACOBS FRICS**

Encs:

LAND AGENTS, AUCTIONEERS, SURVEYORS, VALUERS, ESTATE AGENTS, PLANNING & COMMERCIAL PROPERTY CONSULTANTS

Also at 25 High Street, Warwick, CV34 4BB Telephone: 01926 492511 Fax: 01926 410391 email: warwick@godfrey-payton.co.uk  
Old Bablake, Hill street, Coventry, CV1 4AN Telephone: 024 7622 6684 Fax: 024 7655 1651 email: coventry@godfrey-payton.co.uk

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## Response to consultation

### Warwick District Council Strategic Housing Land Availability Assessment

April 2008

Submitted by Godfrey Payton  
Re land at  
Barford



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# Warwick District Strategic Housing Land Availability Assessment

Office Use Only

Warwick District Council is carrying out an Assessment of sites in the District which may be suitable for housing development over the next 20 years.

Owners, developers and other interested parties are invited to submit details of sites with potential for housing to the Council for an initial assessment. The results of the Assessment will be used as technical evidence when the Council considers which sites to allocate in the emerging Core Strategy. **The Assessment itself will not determine which sites should be allocated.**

### What sites can be included?

- Land and buildings within the urban areas of Warwick, Leamington Spa, Whitnash and Kenilworth
- Sites adjacent to Warwick, Leamington, Whitnash and Kenilworth
- Sites adjacent to the edge of Coventry but in Warwick District
- Sites within and adjacent to the built-up areas of those villages with a reasonable level of services and public transport to the towns
- Potential rural exception sites i.e. small sites for affordable housing within or immediately adjacent to rural settlements (settlement should have at least one facility e.g. shop, pub, school, village hall)

### What sites cannot be included?

- Small sites not capable of accommodating 5 or more units
- Sites including Sites of Special Scientific Interest, Ancient Woodlands & Ancient Monuments
- Sites allocated for employment in the adopted Warwick District Local Plan Policy SSP1

Should you have any queries on the completion of this form, or the inclusion of sites, please contact the Planning Policy Section on 01926 456330.

Please complete the following form and submit it to the Council by **Friday 28th March 2008**. (Planning Policy, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH). This form is also available on our web site [www.warwickdc.gov.uk/shlaa](http://www.warwickdc.gov.uk/shlaa)

### Your Details *(Personal details will remain confidential)*

<b>Name</b>	Jim Jacobs FRICS		
<b>Company (if applicable)</b>	Godfrey-Payton		
<b>Address</b>	149 St Marys Road Market Harborough Leicestershire		
<b>Post Code</b>	LE16 7DZ	<b>Telephone</b>	01858 462467
<b>Email Address</b>	jim@godfrey-payton.co.uk		
<b>Are you (please tick)</b>	<b>Landowner</b>	<input type="checkbox"/>	<b>Developer</b>
	<b>Agent</b>	<input checked="" type="checkbox"/>	<b>Planning Consultant</b>
	<b>RSL</b>	<input type="checkbox"/>	<b>Other</b>
If other, please specify:			

<b>Site Details</b> (Site information will be in the public domain)			
<b>Site Address</b>	Land at Church Street, Barford		
<b>Site Area (hectares)</b>	0.28 Ha	<b>Current Use/s</b>	Paddock land
<b>**Please enclose a 1:1250 site plan, showing the boundaries of the site, with this form**</b>			
<b>Has the site been the subject of a planning application/ pre-application discussions?</b>		<b>Yes</b>	<b>No</b> X
If yes, please give details:			
<b>Is the site affected by any of the following constraints? If yes, please give details</b>			
Physical Constraints (e.g. steep slopes, pylons, access difficulties)	Environmental Constraints (e.g. SSSI, protected trees, flood risk, contamination)		
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)	Planning Policy (e.g. Green Belt, Areas of Restraint)  RAP1 -16		
Site currently still in use/ Ownership Constraints	Any other constraints?		
What measures would be needed to overcome the above constraints?  Careful attention to site and house design			
<b>What do you consider to be the capacity of the site in terms of numbers of dwellings? (See below)</b>			12
In estimating this, you should take into account the following:			
<ul style="list-style-type: none"> <li>• the mix of housing (Local Plan Policy SC1 and DC Advice Note on Achieving a Mix of Housing)</li> <li>• affordable housing (Local Plan Policies SC11 and RAP4 and SPD Affordable housing)</li> <li>• parking standards (Local Plan Policy DP8 and SPD Parking Standards)</li> <li>• density policies (PPS 3 and Local Plan Policy DP5)</li> <li>• character, density &amp; height of adjoining development</li> </ul>			
<b>Do you consider the site to be more suitable for a mix of uses, including housing?</b>		<b>Yes</b>	<b>No</b> X
If yes, what other uses do you think would be appropriate?			
<b>Please provide a best estimate of the earliest possible year (e.g. 2010/11) for start and completion on site of the housing development .</b>			
Earliest Start Year	2009	Earliest Completion Year	2009
Please note that any <i>site information</i> supplied on this form will be public information. However, if you require your site address to remain confidential please let us know in writing with reasons.			

## **Supporting Submission** **Land at Barford**

### **Ownership and Availability**

The land is owned by the Coventry Diocesan Board of Finance Limited for whom Godfrey-Payton act as planning consultants.

Clients have confirmed that if the land that is the subject of this submission is allocated for development they would act proactively in bringing the land forward for development.

### **Site Description and Surrounding Area**

The property comprises a small area of church land off Church Street on the south-eastern fringe of Barford village.

Surrounding areas comprise either residential or leisure development in the form of playing fields and pitches. The site abuts the school playing fields.

### **Justification**

#### **Regional Spatial Strategy**

This proposal has been prepared and is submitted having regard to the overarching regional planning policies and the effect of the development numbers currently being identified within the Regional Spatial Strategy proposals.

It is felt that the planning authority will need to identify significant additional areas for development within the Local Development Framework plan period and that a significant proportion of new development will need to be allocated upon urban fringe sites and upon site within existing settlement boundaries such as that referred to within this submission..

#### **Affordable Housing**

The site is likely to fall within the provisions of the current affordable housing policies and as such we would expect affordable housing to be provided as part of the development in line with emerging plan policies.

### Sustainability

Government policy encourages local planning authorities to focus development close to regional and local transport modes whilst at the same time seeking to minimise travel to work distances.

Guidance also directs that wherever possible new development should be identified having regard to accessibility to services by all and the effect that development will have in assisting area regeneration and economic prosperity.

The development of this site would assist in providing economic support to the existing rurally based services whilst being close to the larger settlements of Warwick and Leamington Spa.

The development of this site will be seen to meet many of the defined sustainability criteria in providing development close to existing serviced development with good access to transport links.

### Access

Access to the site is off Church Street and although narrow and unadopted could be enhanced to provide an adequate private access way to the land were it to be identified for development at any time in the future.

### Services

There is no reason to believe that the property could not be served by a full range of services and utilities.

### Development Yield

The total site area extends to approximately 0.28 hectares.

In our opinion the site will be capable of supporting a mix of house types to include some affordable housing.

We would expect the site to be capable of being developed at a density in line with present date government guidance.

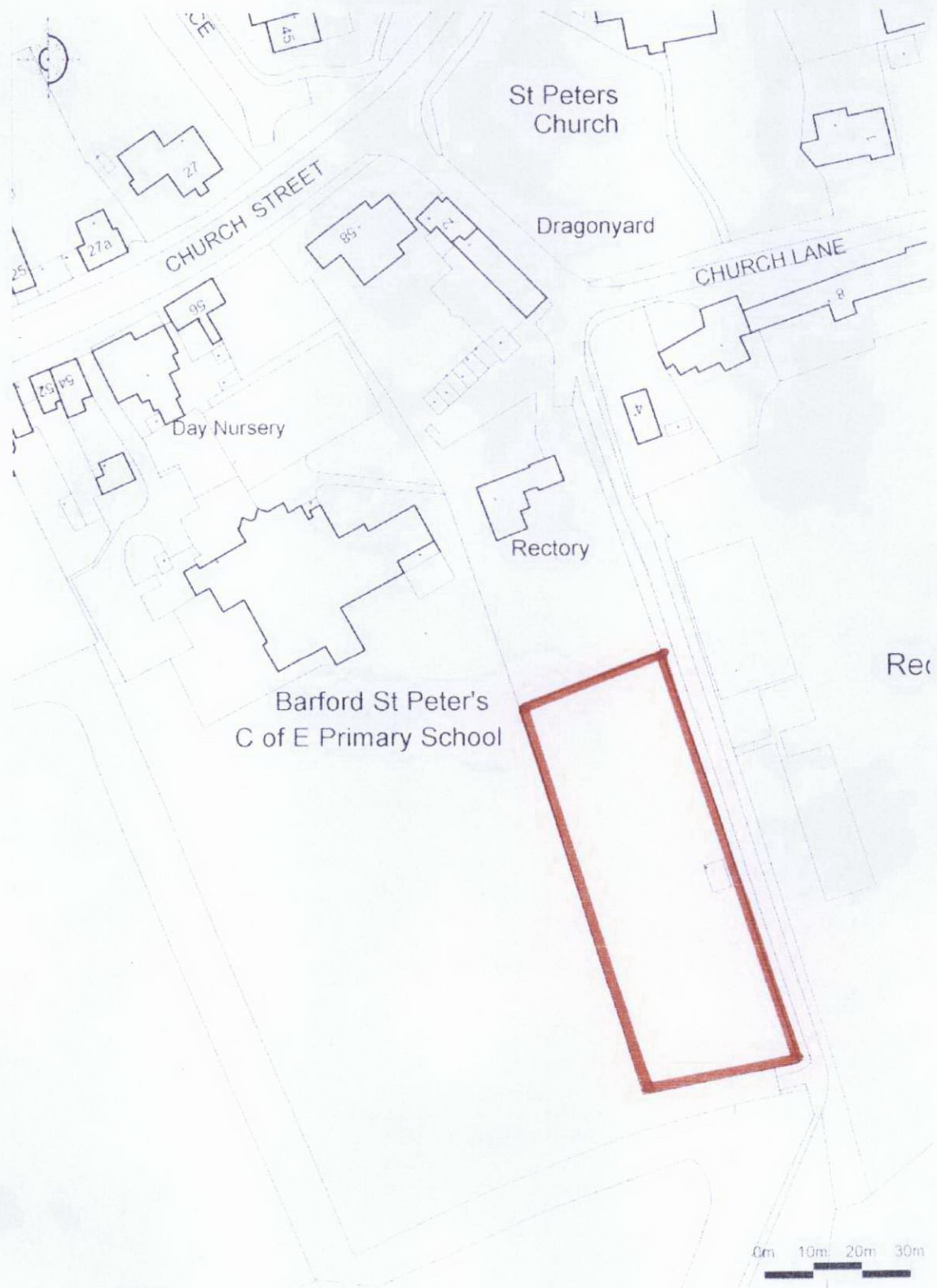
Having regard to the above, the site may be capable of producing a yield of approximately 12 housing units.

Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph



Land at Barford



Ordnance Survey

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Godfrey Payton  
Chartered Surveyors  
Scale 1:1250



**WDC.SHLAA.**

**Site Photographs**



**The land**



**The access road**

Aerial Photograph



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18 July 2012

The Planning Policy Department  
Warwick District Council  
Riverside House  
Milverton Hill  
Leamington Spa  
CV32 5QH



Dear Sirs

## Warwick District Council Preferred Options Consultation

We act on behalf of the Coventry Diocesan Board of Finance who are the owners of those three areas of land shown upon the enclosed copied representations dating from April 2008.

Our clients contend that further consideration should be given to include these areas of land within those identified upon the existing urban fringe as being suitable for development and we would ask that these representations are taken into consideration and reviewed through this consultation process.

The lands in question comprise:

1. Land at School Lane, Radford Semele
2. Land at Radford Road, Leamington Spa
3. Land at Coventry Road, Cubbington

Yours faithfully

  
**J G JACOBS FRICS**

Encs:

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## Response to consultation

### Warwick District Council Strategic Housing Land Availability Assessment

April 2008

Submitted by Godfrey Payton  
Re land at  
Radford Semele



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- Sites adjacent to Warwick, Leamington, Whitnash and Kenilworth
- Sites adjacent to the edge of Coventry but in Warwick District
- Sites within and adjacent to the built-up areas of those villages with a reasonable level of services and public transport to the towns
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### What sites cannot be included?

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- Sites including Sites of Special Scientific Interest, Ancient Woodlands & Ancient Monuments
- Sites allocated for employment in the adopted Warwick District Local Plan Policy SSP1

Should you have any queries on the completion of this form, or the inclusion of sites, please contact the Planning Policy Section on 01926 456330.

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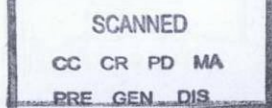
### Your Details *(Personal details will remain confidential)*

<b>Name</b>	Jim Jacobs FRICS		
<b>Company (if applicable)</b>	Godfrey-Payton		
<b>Address</b>	149 St Marys Road Market Harborough Leicestershire		
<b>Post Code</b>	LE16 7DZ	<b>Telephone</b>	01858 462467
<b>Email Address</b>	jim@godfrey-payton.co.uk		

<b>Are you (please tick)</b>	<b>Landowner</b>		<b>Developer</b>	
	<b>Agent</b>	X	<b>Planning Consultant</b>	X
	<b>RSL</b>		<b>Other</b>	

If other, please specify:

20 JUL 2008



<b>Site Details</b> (Site information will be in the public domain)				
<b>Site Address</b>	School lane, Radford Semele.			
<b>Site Area (hectares)</b>	7.4 Ha	<b>Current Use/s</b>	Paddock land	
<b>**Please enclose a 1:1250 site plan, showing the boundaries of the site, with this form**</b>				
<b>Has the site been the subject of a planning application/ pre-application discussions?</b>			<b>Yes</b>	<b>No</b> X
If yes, please give details:				
<b>Is the site affected by any of the following constraints? If yes, please give details</b>				
Physical Constraints (e.g. steep slopes, pylons, access difficulties)	Environmental Constraints (e.g. SSSI, protected trees, flood risk, contamination)			
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)	Planning Policy (e.g. Green Belt, Areas of Restraint)  DAP2 RAP1 – 16			
Site currently still in use/ Ownership Constraints	Any other constraints?			
What measures would be needed to overcome the above constraints?				
Careful attention to site and house design.				
<b>What do you consider to be the capacity of the site in terms of numbers of dwellings? (See below)</b>				220
In estimating this, you should take into account the following:				
<ul style="list-style-type: none"> <li>• the mix of housing (Local Plan Policy SC1 and DC Advice Note on Achieving a Mix of Housing)</li> <li>• affordable housing (Local Plan Policies SC11 and RAP4 and SPD Affordable housing)</li> <li>• parking standards (Local Plan Policy DP8 and SPD Parking Standards)</li> <li>• density policies (PPS 3 and Local Plan Policy DP5)</li> <li>• character, density &amp; height of adjoining development</li> </ul>				
<b>Do you consider the site to be more suitable for a mix of uses, including housing?</b>			<b>Yes</b>	<b>No</b> X
If yes, what other uses do you think would be appropriate?				
<b>Please provide a best estimate of the earliest possible year (e.g. 2010/11) for start and completion on site of the housing development .</b>				
<b>Earliest Start Year</b>	2010	<b>Earliest Completion Year</b>	2012	
Please note that any <i>site information</i> supplied on this form will be public information. However, if you require your site address to remain confidential please let us know in writing with reasons.				

## **Supporting Submission** **Land at School Lane, Radford Semele.**

### **Ownership and Availability**

The land is owned by the Coventry Diocesan Board of Finance Limited for whom Godfrey-Payton act as planning consultants.

Clients have confirmed that if the land that is the subject of this submission is allocated for development they would act proactively in bringing the land forward for development.

### **Site Description and Surrounding Area**

The land comprises a substantial area on the western side of Radford Semele village accessed off School Lane. It is however anticipated that were the site to be developed at any time in the future enhanced access provisions would be needed in which respect there are several options.

The development of the area shown hatched upon the attached plan would comprise the logical rounding off of the existing settlement boundary.

### **Justification**

#### **Regional Spatial Strategy**

This proposal has been prepared and is submitted having regard to the overarching regional planning policies and the effect of the development numbers currently being identified within the Regional Spatial Strategy proposals.

It is felt that the planning authority will need to identify significant additional areas for development within the Local Development Framework plan period and that a significant proportion of new development will need to be allocated upon existing urban fringe sites such as that referred to within this submission.

#### **Affordable Housing**

The site is likely to fall within the provisions of the current affordable housing policies and as such we would expect affordable housing to be provided as part of the development in line with emerging plan policies.

### Sustainability

Government policy encourages local planning authorities to focus development close to regional and local transport modes whilst at the same time seeking to minimise travel-to-work distances.

Guidance also directs that wherever possible new development should be identified having regard to accessibility to services by all and the effect that development will have in assisting area regeneration and economic prosperity.

The development of this site would assist in providing economic support to the existing rurally based services whilst being close to the larger settlements of Warwick and Leamington Spa.

The development of this site will be seen to meet many of the defined sustainability criteria in providing development adjacent to existing serviced development with good access to transport links.

### Access

It is accepted that the existing access is inadequate to support any development upon the site and consequently the site will need to be provided with additional access points.

However, access possibilities do exist to both the south and north and this should therefore not provide a significant constraint to future development.

### Services

There is no reason to believe that the property could not be served by a full range of services and utilities.

### Development Yield

The total site area extends to approximately 7.4 hectares. We would assume a development percentage of approximately 50% thereby releasing approximately 3.7 hectares of development land.

In our opinion the site will be capable of supporting a mix of house types to include a significant degree of affordable housing.

We would expect the site to be capable of being developed at a density in line with present date government guidance.

Having regard to the above, the site may be capable of producing a yield of approximately 220 housing units.



Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph



Land at Radford Semele  
& Leamington Spa



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Godfrey Payton  
Chartered Surveyors  
Scale 1:10,000

**WDC.SHLAA.**

**Site Photograph**



**Access road from School Lane**

Aerial Photograph



# GODFREY-PAYTON

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Re land at  
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Leamington Spa

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<b>Your Details</b> <i>(Personal details will remain confidential)</i>			
<b>Name</b>	Jim Jacobs FRICS		
<b>Company (if applicable)</b>	Godfrey-Payton		
<b>Address</b>	149 St Marys Road Market Harborough Leicestershire		
<b>Post Code</b>	LE16 7DZ	<b>Telephone</b>	01858 462467
<b>Email Address</b>	jim@godfrey-payton.co.uk		
<b>Are you (please tick)</b>	<b>Landowner</b>		<b>Developer</b>
	Agent	X	Planning Consultant
	RSL		Other
If other, please specify:			

<b>Site Details</b> (Site information will be in the public domain)				
<b>Site Address</b>	St Marys Allotments, Radford Semele.			
<b>Site Area (hectares)</b>	7.8 Ha	<b>Current Use/s</b>	Allotments.	
<b>**Please enclose a 1:1250 site plan, showing the boundaries of the site, with this form**</b>				
<b>Has the site been the subject of a planning application/ pre-application discussions?</b>			<b>Yes</b>	<b>No</b> X
If yes, please give details:				
<b>Is the site affected by any of the following constraints? If yes, please give details</b>				
Physical Constraints (e.g. steep slopes, pylons, access difficulties)		Environmental Constraints (e.g. SSSI, protected trees, flood risk, contamination)		
		DAP 10		
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)		Planning Policy (e.g. Green Belt, Areas of Restraint)		
		DAP 10		
Site currently still in use/ Ownership Constraints		Any other constraints?		
What measures would be needed to overcome the above constraints?				
Careful attention to site and house design.				
<b>What do you consider to be the capacity of the site in terms of numbers of dwellings? (See below)</b>				270
In estimating this, you should take into account the following:				
<ul style="list-style-type: none"> <li>• the mix of housing (Local Plan Policy SC1 and DC Advice Note on Achieving a Mix of Housing)</li> <li>• affordable housing (Local Plan Policies SC11 and RAP4 and SPD Affordable housing)</li> <li>• parking standards (Local Plan Policy DP8 and SPD Parking Standards)</li> <li>• density policies (PPS 3 and Local Plan Policy DP5)</li> <li>• character, density &amp; height of adjoining development</li> </ul>				
<b>Do you consider the site to be more suitable for a mix of uses, including housing?</b>			<b>Yes</b>	<b>No</b> X
If yes, what other uses do you think would be appropriate?				
<b>Please provide a best estimate of the earliest possible year (e.g. 2010/11) for start and completion on site of the housing development .</b>				
<b>Earliest Start Year</b>	2010	<b>Earliest Completion Year</b>	2012	
Please note that any <b>site information</b> supplied on this form will be public information. However, if you require your site address to remain confidential please let us know in writing with reasons.				

## **Supporting Submission** **St Mary's Allotments, Radford Semele**

### **Ownership and Availability**

The land is owned by the Coventry Diocesan Board of Finance Limited for whom Godfrey-Payton act as planning consultants.

Clients have confirmed that if the land that is the subject of this submission is allocated for development they would act proactively in bringing the land forward for development.

### **Site Description and Surrounding Area**

The property comprises a large area of established allotments directly abutting the western limit of the urban area of Leamington Spa.

Residential development exists to the south and west whilst land to the north and east abuts the River Leam and its' flood plain.

### **Justification**

#### **Regional Spatial Strategy**

This proposal has been prepared and is submitted having regard to the over-arching regional planning policies and the effect of the development numbers currently being identified within the Regional Spatial Strategy proposals.

It is felt that the planning authority will need to identify significant additional areas for development within the Local Development Framework plan period and that a significant proportion of new development will need to be allocated upon urban fringe sites such as that referred to within this submission

#### **Affordable Housing**

The site is likely to fall within the provisions of the current affordable housing policies and as such we would expect affordable housing to be provided as part of the development in line with emerging plan policies.



### Sustainability

Government policy encourages local planning authorities to focus development close to regional and local transport modes whilst at the same time seeking to minimise travel-to-work distances.

Guidance also directs that wherever possible new development should be identified having regard to accessibility to services by all and the effect that development will have in assisting area regeneration and economic prosperity.

The development of this site will be seen to meet many of the defined sustainability criteria in providing development adjacent to existing serviced development with good access to transport links.

### Access

There is an existing traffic light controlled access to the site and it can therefore be reasonably assumed that this facility could be further developed in order to safely accommodate access to this site were it to be developed.

### Services

There is no reason to believe that the property could not be served by a full range of services and utilities.

### Development Yield

The total site area extends to approximately 7.8 hectares.

We would assume a development percentage of approximately 60% thereby releasing approximately 4.5 hectares of development land.

In our opinion the site will be capable of supporting a mix of house types to include a significant degree of affordable housing.

We would expect the site to be capable of being developed at a density in line with present date government guidance.

Having regard to the above, the site may be capable of producing a yield of approximately 270 housing units.

Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph



Land at Radford Semele  
& Leamington Spa



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Godfrey Payton  
Chartered Surveyors  
Scale 1:10000

**WDC.SHLAA.**

**Site Photograph**



Aerial Photographs



# GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

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J.G. JACOBS FR.I.C.S.  
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## Response to consultation

### Warwick District Council Strategic Housing Land Availability Assessment

April 2008

Submitted by Godfrey Payton  
Re land at  
Cubbington

LAND AGENTS, AUCTIONEERS, SURVEYORS, VALUERS, ESTATE AGENTS, PLANNING & COMMERCIAL PROPERTY CONSULTANTS

Also at 25 High Street, Warwick, CV34 4BB Telephone: 01926 492511 Fax: 01926 410391 email: warwick@godfrey-payton.co.uk  
Old Bablake, Hill street, Coventry, CV1 4AN Telephone: 024 7622 6684 Fax: 024 7655 1651 email: coventry@godfrey-payton.co.uk



# Warwick District Strategic Housing Land Availability Assessment

Office Use Only

Warwick District Council is carrying out an Assessment of sites in the District which may be suitable for housing development over the next 20 years.

Owners, developers and other interested parties are invited to submit details of sites with potential for housing to the Council for an initial assessment. The results of the Assessment will be used as technical evidence when the Council considers which sites to allocate in the emerging Core Strategy. **The Assessment itself will not determine which sites should be allocated.**

### What sites can be included?

- Land and buildings within the urban areas of Warwick, Leamington Spa, Whitnash and Kenilworth
- Sites adjacent to Warwick, Leamington, Whitnash and Kenilworth
- Sites adjacent to the edge of Coventry but in Warwick District
- Sites within and adjacent to the built-up areas of those villages with a reasonable level of services and public transport to the towns
- Potential rural exception sites i.e. small sites for affordable housing within or immediately adjacent to rural settlements (settlement should have at least one facility e.g. shop, pub, school, village hall)

### What sites cannot be included?

- Small sites not capable of accommodating 5 or more units
- Sites including Sites of Special Scientific Interest, Ancient Woodlands & Ancient Monuments
- Sites allocated for employment in the adopted Warwick District Local Plan Policy SSP1

Should you have any queries on the completion of this form, or the inclusion of sites, please contact the Planning Policy Section on 01926 456330.

Please complete the following form and submit it to the Council by **Friday 28th March 2008**. (Planning Policy, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH). This form is also available on our web site [www.warwickdc.gov.uk/shlaa](http://www.warwickdc.gov.uk/shlaa)

### Your Details *(Personal details will remain confidential)*

<b>Name</b>	Jim Jacobs FRICS		
<b>Company (if applicable)</b>	Godfrey-Payton		
<b>Address</b>	149 St Marys Road Market Harborough Leicestershire		
<b>Post Code</b>	LE16 7DZ	<b>Telephone</b>	01858 462467
<b>Email Address</b>	jim@godfrey-payton.co.uk		
<b>Are you (please tick)</b>	<b>Landowner</b>		<b>Developer</b>
	<b>Agent</b>	X	<b>Planning Consultant</b>
	<b>RSL</b>		<b>Other</b>
If other, please specify:			

<b>Site Details</b> (Site information will be in the public domain)			
<b>Site Address</b>	Coventry Road, Cubbington.		
<b>Site Area (hectares)</b>	1.5 Ha	<b>Current Use/s</b>	Allotments
<b>**Please enclose a 1:1250 site plan, showing the boundaries of the site, with this form**</b>			
<b>Has the site been the subject of a planning application/ pre-application discussions?</b>		<b>Yes</b>	<b>No</b> X
If yes, please give details:			
<b>Is the site affected by any of the following constraints? If yes, please give details</b>			
Physical Constraints (e.g. steep slopes, pylons, access difficulties)		Environmental Constraints (e.g. SSSI, protected trees, flood risk, contamination)	
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)		Planning Policy (e.g. Green Belt, Areas of Restraint)  RAP1 – 16 DAP1, DAP3	
Site currently still in use/ Ownership Constraints		Any other constraints?	
What measures would be needed to overcome the above constraints?  Careful attention to site and house design.			
<b>What do you consider to be the capacity of the site in terms of numbers of dwellings? (See below)</b>			60
In estimating this, you should take into account the following: <ul style="list-style-type: none"> <li>the mix of housing (Local Plan Policy SC1 and DC Advice Note on Achieving a Mix of Housing)</li> <li>affordable housing (Local Plan Policies SC11 and RAP4 and SPD Affordable housing)</li> <li>parking standards (Local Plan Policy DP8 and SPD Parking Standards)</li> <li>density policies (PPS 3 and Local Plan Policy DP5)</li> <li>character, density &amp; height of adjoining development</li> </ul>			
<b>Do you consider the site to be more suitable for a mix of uses, including housing?</b>		<b>Yes</b>	<b>No</b> x
If yes, what other uses do you think would be appropriate?			
<b>Please provide a best estimate of the earliest possible year (e.g. 2010/11) for start and completion on site of the housing development.</b>			
Earliest Start Year	2009	Earliest Completion Year	2010
Please note that any <i>site information</i> supplied on this form will be public information. However, if you require your site address to remain confidential please let us know in writing with reasons.			



## **Supporting Submission** **Land at Coventry Road Cubbington**

### **Ownership and Availability**

The land is owned by the Coventry Diocesan Board of Finance Limited for whom Godfrey-Payton act as planning consultants.

Clients have confirmed that if the land that is the subject of this submission is allocated for development they would act proactively in bringing the land forward for development.

### **Site Description and Surrounding Area**

The site is situated on the northern fringe of the existing built limits of Cubbington and comprises an area of established allotment gardens.

Adjacent development is residential to the south, equestrian to the east and open agricultural land to the north.

The development of this site could be seen to be the logical rounding off to the northern part of Cubbington village.

It is accepted that the existing allotment use brings into play some protective planning policies however the site owners accept the principle of equivalent prior re-provision as a condition of a planning approval.

### **Justification**

#### **Regional Spatial Strategy**

This proposal has been prepared and is submitted having regard to the overarching regional planning policies and the effect of the development numbers currently being identified within the Regional Spatial Strategy proposals.

It is felt that the planning authority will need to identify significant additional areas for development within the Local Development Framework plan period and that a significant proportion of new development will need to be allocated upon urban fringe sites such as that identified in this submission.

#### **Affordable Housing**

The site is likely to fall within the provisions of the current affordable housing policies and as such we would expect affordable housing to be provided as part of the development in line with emerging plan policies.

### **Sustainability**

Government policy encourages local planning authorities to focus development close to regional and local transport modes whilst at the same time seeking to minimise travel-to-work distances.

Guidance also directs that wherever possible new development should be identified having regard to accessibility to services by all, and the effect that development will have in assisting area regeneration and economic prosperity.

The development of this site will be seen to meet many of the defined sustainability criteria in providing development adjacent to existing serviced development with good access to transport links.

### **Access**

The property has a direct highway frontage onto Coventry Road at which point it would be possible to construct an access adequate to meet current highway requirements.

### **Services**

There is no reason to believe that the property could not be served by a full range of services and utilities.

### **Development Yield**

The total site area extends to approximately 1.5 hectares.

We would assume a development percentage of approximately 66% thereby releasing approximately 1 hectare of development land.

In our opinion the site will be capable of supporting a mix of house types to include a significant degree of affordable housing.

We would expect the site to be capable of being developed at a density in line with present date government guidance.

Having regard to the above, the site may be capable of producing a yield of approximately 60 housing units.

Upon the following pages we have included;

- site plan
- aerial photograph



# Land At Cubbington



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Godfrey Payton

Aerial Photograph

