

GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

J.G. JACOBS F.R.I.C.S.
C.S. NORTHCOE-GREEN F.R.I.C.S. F.A.A.V.
R.J.K. MORTON F.R.I.C.S. F.A.A.V.
P.A. BRITTEN B.Sc. F.R.I.C.S.
G.E. WILSON B.Sc. M.R.I.C.S. F.A.A.V.
M.F.H. WHITE M.R.I.C.S. F.A.A.V.

T.C. CARSBURG B.Sc. M.R.I.C.S.
R.J. RAYSON B.Sc. (HONS) M.R.I.C.S. F.A.A.V.

RESPONDANT:- 6459
AGENT:- 6450

149 St Mary's Road
Market Harborough
Leicestershire LE16 7DZ

Telephone: 01858 462467

facsimile: 01858 431898
harborough@godfrey-payton.co.uk
www.godfrey-payton.co.uk

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 Mr and Mrs J Wright who are the owners of that land shown edged in red upon the enclosed plan and situated to the south of the village of Bishop's Tachbrook.

Our clients generally support the evolving policies which have led to the Warwick District Council Preferred Options Report and write to confirm that in respect of any future allocation of land for development at Bishop's Tachbrook they are intending to promote their land and make it available for development.

To this end our clients are already in detailed negotiations with three developers and anticipate that within the next month an agreement in principle will be reached with one developer with a view to then entering into an Option Agreement so as to ensure that adequate resources are available to promote the land and its immediate availability.

When considering the land our clients have come to the conclusion that it is eminently suitable for development within an early phase of the emerging plan policy, the following factors are central to their opinions in support of their wish to see this land made available for development.

1. The development of land to the south of Bishop's Tachbrook will not prejudice the settlement coalescence policies in terms of narrowing the gap between Bishop's Tachbrook and Leamington Spa.
2. The development of land to the south of Bishop's Tachbrook is defensible in respect of subsequent sprawl due to the existing boundaries of the A452, the B4087 and the M40.
3. Development upon this land has the potential to achieve immediate integration with the existing settlement through pedestrian and cycle connections into the existing highway network and via direct access to the local school and playing fields.

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

4. Development upon land to the south of Bishop's Tachbrook has the potential to achieve access to the M40 and main arterial road systems by travelling south and therefore not passing through the village of Bishop's Tachbrook or further loading the B4087 northbound. This will be particularly relevant whenever the existing adjacent motorway junction is altered to provide grade separated two way access to the motorway.
5. The land itself is easily accessible from the adjacent B4087, is generally level, does not appear to be constrained by any significant ecological, archaeological or geological constraints and would therefore be available for early development.
6. The land would be made immediately available by my clients via a Commercial Agreement with an established and well resourced national house building company.

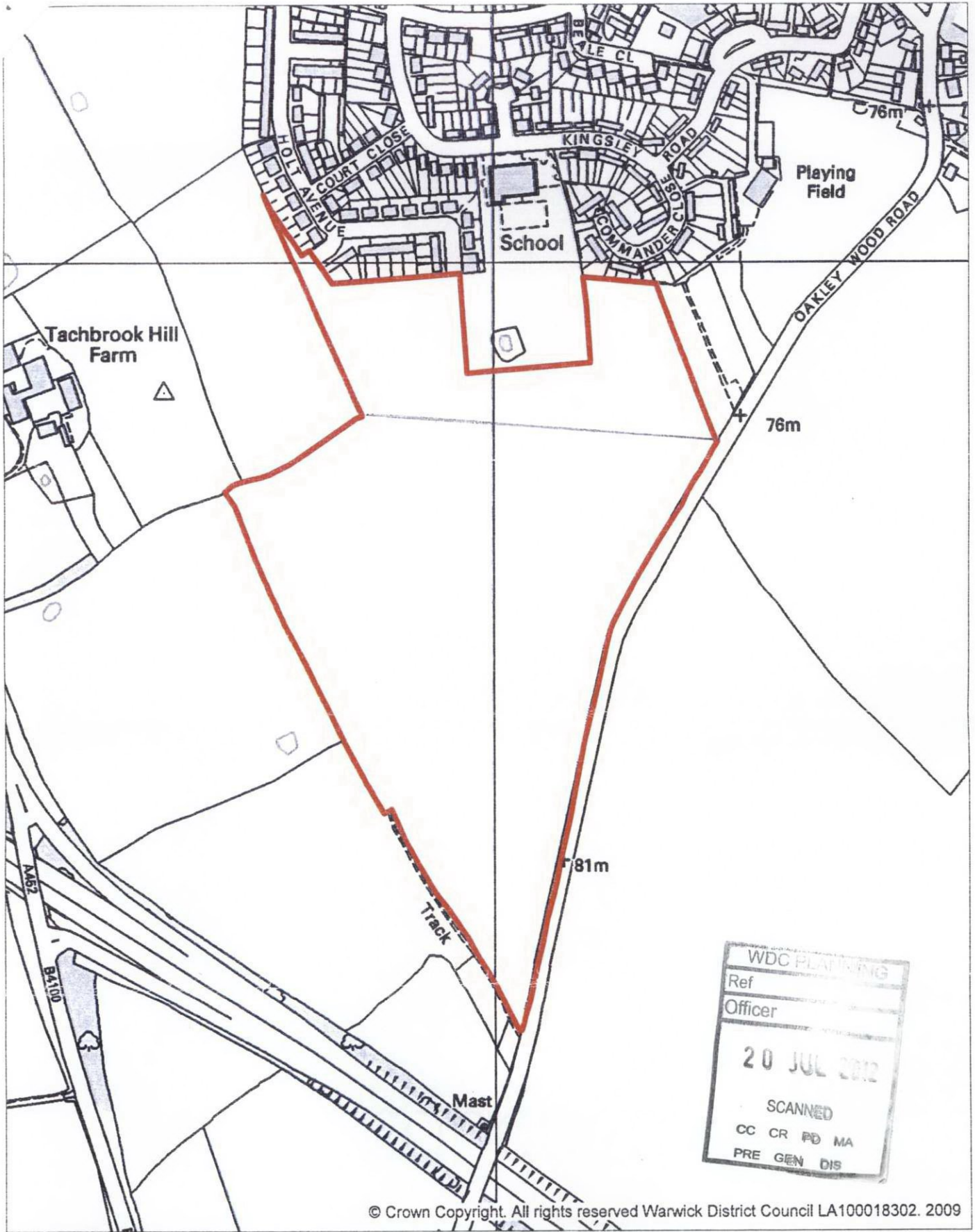
Could we please ask that you take this full representation into consideration in support of the evolving policy to allocate development numbers within both the Category 1 and Category 2 villages and as and when further consideration is given to identifying Preferred Options in this context, our client's land is allocated for development.

Yours faithfully



J G JACOBS FRICS

Enc:



© Crown Copyright. All rights reserved Warwick District Council LA100018302. 2009



R02 Hill Farm, Bishop's Tachbrook

LOCATION PLAN

Scale: 1:5000

Drawn By: DR

Date: 29 January 2009

Grid Reference: 430992 E, 260647 N

North: