

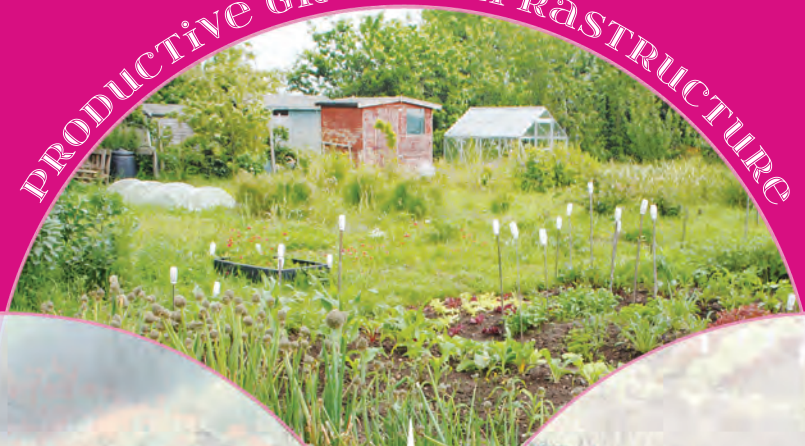


NORTH MILVERTON  
A NEW GARDEN NEIGHBOURHOOD



Taylor  
Wimpey

PRODUCTIVE GREEN INFRASTRUCTURE



a GARDEN NEIGHBOURHOOD COMMUNITY



TOWN-CENTRED



SUSTAINABLE ways OF Living



Distinct new PLACE





**‘North Milverton will create a vibrant new community set within a Garden Neighbourhood where people will be encouraged to adopt sustainable ways of living. It will accommodate a mixed-use development that is integrated and Town-centred and will provide productive green infrastructure that responds to the landscape characteristics and focuses on maintaining existing allotments and creating new allotments. The development will have a whole system approach and will create a distinct new place with desirable aesthetics.**

### **A Vibrant new community set within a Garden Neighbourhood**

- » Provide a new place that is drawn on the principles of ‘Garden Cities’ and responds to the character of Leamington Spa.
- » Provide a compact community focused around mixed-use areas, with landmark spaces and convenient public transport
- » Provide a new place that will have homes for people at all stages of life along with employment opportunities within walkable distance
- » Provide a mix of complementary uses, including education, to encourage a sustainable and active community

### **Sustainable ways of living**

- » Provide a walkable development with majority of homes within 600m of shared facilities, education, parks and play space, and retail uses necessary for everyday life
- » Provide an integrated approach to energy and waste
- » Create new opportunities to ‘grow-your-own’ food throughout with scheme, with new allotments, community gardens, grow-patches and gardening co-operatives

- » Enable a sustainable approach to drainage through a network of attractive ponds, swales and other features
- » Promote innovation and quality

### **Town-centred**

- » Enable streets and spaces that are oriented to create legible links to the most direct walking and cycling routes to the town and to the most convenient public transport nodes
- » Enable creation of view corridors to key links that will enhance the visual relationship with the town and reassure pedestrians of its proximity (approximately 1 mile, or 20 minutes walk)
- » Enable permeability through the site and provide direct connections to existing links to the town

### **Productive green infrastructure**

- » Deliver accessible multi-functional and high quality green space to promote healthy living
- » Deliver robust and connected green infrastructure that is focused on new and retained planting around existing hedgerow network and allotments

- » Deliver a series of green arteries through the development, including the retention and enhancement of the hedgerow network
- » Deliver an environment that provides social and community benefits and enhances biodiversity and ecology

### **Distinct new place**

- » Buildings and places drawing inspiration from positive local vernacular and character
- » Attractive and functional housing layout based on the principles of ‘Garden Cities’
- » Building for life – delivering a great place to live for all age groups
- » Ensure high quality architecture that reinforces local identity and creates a strong sense of place

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# 1. INTRODUCTION

## 1.1.

# INTRODUCTION

This Planning and Design Statement has been prepared on behalf of Taylor Wimpey UK Ltd. to submit details upon the emerging proposals for a new garden neighbourhood for the land at Old Milverton, allocated within the preferred option for development sites (urban fringe) under Warwick District Council emerging Local Plan.

1.1.1. The purpose of this document is to present summary details of the emerging proposals for a new garden neighbourhood at Old Milverton, a response to Warwick District Councils preferred development sites (urban fringe) within emerging Local Plan. It also draws necessary references from 'Garden Towns, Villages and Suburbs – A prospectus for Warwick District Council' which forms part of the evidence base for the emerging Local Plan.

1.1.2. The application of this document coincides with the consultation for the Local Plan Preferred Options, looking at where new development should be located, including at Old Milverton. The emerging development proposals for a new garden neighbourhood at Old Milverton will be subject to public consultation

and effective community consultation in due course.

1.1.3. The Planning and Design Statement sets out the following:

- » The vision, design approach and philosophy for North Milverton is to deliver a new community set within a garden neighbourhood with a whole system approach to energy, waste and local food production which will promote sustainable ways of living.
- » A detailed analysis of the site and its wider context for the proposed development regarding:
  - Planning
  - Landscape
  - Visual
- » A draft concept plan for the site, along with a discussion of the wider strategic development of the neighbouring allocated site at Blackdown. A detailed discussion of the various aspects of the concept plan will highlight the underlying principles of Garden Neighbourhoods, with conclusions addressing the need for more housing strategically located to the north of Leamington Spa which offers a development fully integrated with the town.
- » The document addresses the sustainability and suitability of the proposals, including addressing wider economic, social and environmental objectives. By addressing the

social need for more housing and a quota of affordable housing. Economic benefits will be developed by addressing the potential of a high quality development in accordance to principles set out in the NPPF.

## Document Structure

1.1.4. The document is structured as follows:

### Section 2: Context Assessment

- » The wider context of the site and its historic background
- » The developments planning context and the sites potential as a strategic development opportunity
- » Wider transport connection and an understanding of local facilities and services.
- » The landscape context looking at a national, district wise and site scale.
- » A detailed character assessment of local distinctive places and national examples of Garden Cities/Suburbs. This will help to inform the developing principles for layout and appearance.

### Section 3: Site Analysis

1.1.5. This section presents the results of various technical studies and assessments relevant to the site. This includes analysis of the topography, access and movement. Initial

desk top and walkover surveys in respect of landscape and ecology, flooding and drainage, heritage and archaeology have identified no major constraints to development. Further technical work would however need to be undertaken in association with a planning application.

### Section 4: Masterplan and Development Strategies

1.1.6. This section will demonstrate how the masterplan responds to the findings set out in section 2 and 3 and within the development vision. It will also exhibit the principles of Garden Neighbourhoods, which are presented within the character analysis in relation to site development. The masterplan will also illustrate the basis for development in response to the landscape and topographical context, existing movement network, existing infrastructure and green infrastructure network.

1.1.7. The masterplan is presented across a range of plans to illustrate the various masterplan strategies, along with accompanying explanatory text. This will highlight the formulation for movement, landscape and green infrastructure strategies.

### Section 5: Conclusion

1.1.8. This section sets out a summary of the main findings and explains how the design principles and masterplan will deliver the vision set out at the start of the document.





## 1.2. PLANNING CONTEXT

As part of this document to support the inclusion of the Site as a Preferred Option in the emerging Local Plan to cover the period 2011-2029 it is important to consider the relevant Planning Policy.

### The National Planning Policy Framework (NPPF)

1.2.1. The National Planning Policy Framework ('NPPF') was published by the Government on 27th March 2012 and in terms of plan making expects Local Plans to deliver 'sustainable development that reflects the vision and aspirations of local communities' (Para. 150). At the core of the NPPF, and therefore at the core of all Local Plans, should be the achievement of sustainable development.

1.2.2. The NPPF requires Local Plans to be aspirational but realistic and clearly set out where and under what circumstances development will be permitted. Critical to the achievement of a 'sound' Local Plan is being able to demonstrate that needs have been objectively assessed and the Local Plan can deliver:

- » The homes and jobs needed in the area;
- » The provision of retail, leisure and other commercial development;
- » The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- » The provision of health, security, community and cultural infrastructure and other local facilities; and
- » Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

1.2.3. In terms of the homes needed in the area, Councils are expected to prepare a proportionate evidence base including a Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA).

1.2.4. The SHMA should fully assess a Council's housing needs, identifying the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period. As part of identifying the housing need over the plan period a robust SHMA will take account of:

- » Household and population projections, including migration and demographic change; and
- » The need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).

1.2.5. The SHLAA should assess, using realistic assumptions, the availability, suitability and economic viability of land to meet the identified need for housing over the plan period.

## The West Midlands Regional Spatial Strategy (2008)

1.2.6. The outcome of a judicial review made by Cala Homes on the decision by Communities and Local Government (CLG) Secretary Eric Pickles to scrap the Regional Spatial Strategies (RSSs) was issued on 10th November 2010, confirming that the decision was unlawful. As a result, RSSs (including the West Midlands RSS) have been re-established as part of the Development Plan.

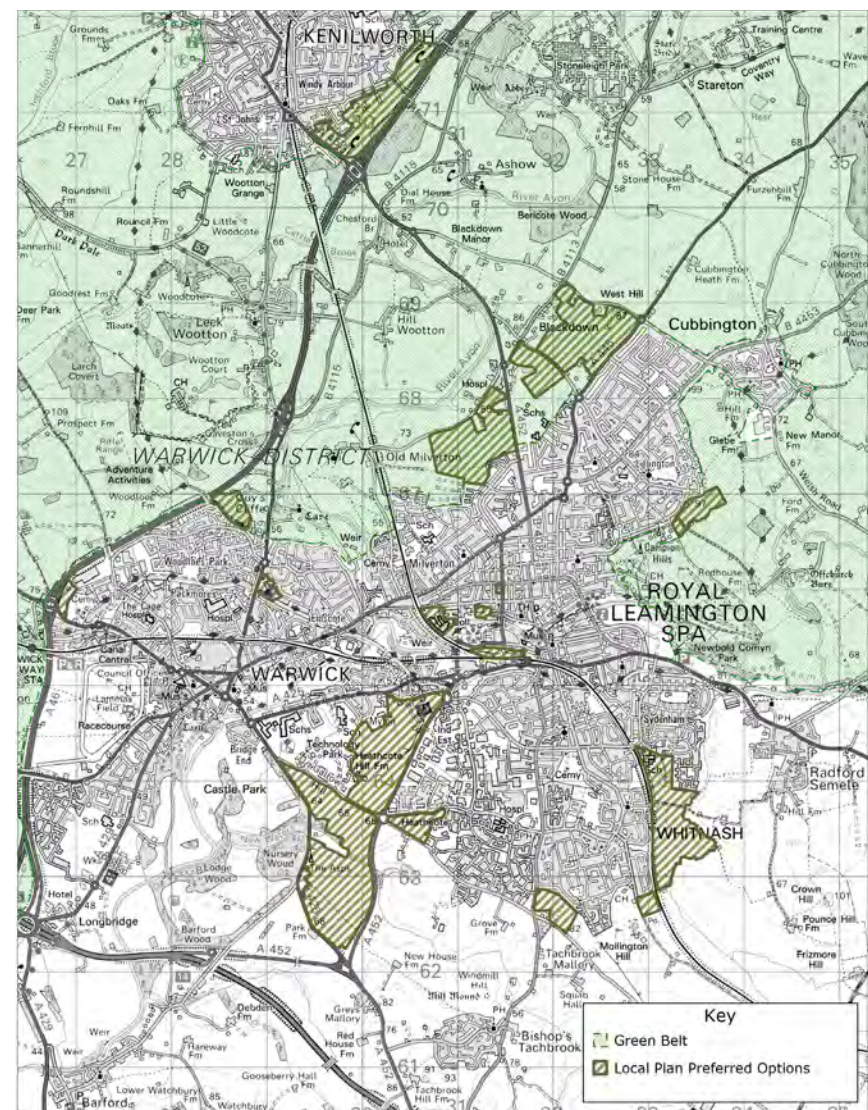
1.2.7. The subsequent announcement by the Chief Planner Steve Quartermain, in his letter of 10th November 2010 does however reiterate the Government's intention to abolish the RSSs in the forthcoming Localism Bill and that this should be regarded as a material consideration in planning decisions. The Localism Act detailing the proposed clause that will enact the Government's commitment to revoke RSSs.

1.2.8. In view of the likely revocation of the RSS before the end of the year, Warwick District has stated in its Preferred Options document that it '... is not giving due consideration to the emerging revised RSS housing policies. The Council will, however be consulting neighbouring authorities on its proposals.' (Para. 5.12)

1.2.9. However, it is important to note that at the time that the intended revocation of RSSs was announced, the West Midlands Regional Assembly was in the process of the Phase 2 revision, which, amongst other things, dealt with the allocation of district level housing requirements. The Panel Report on the West Midlands RSS Phase Two Revision Examination in Public was published by the Government Office for the West Midlands in September 2009 and stated that Warwick District should accommodate 11,000 dwellings over the plan period (2006-2026) at a rate of 550 dwellings per annum.

## Warwick Local Plan Preferred Options (May 2012)

1.2.10. Warwick District Council published the Preferred Options document for their new Local Plan in May 2012. The document seeks to deal with strategic matters within the District and includes a preferred level of growth of 600 dwellings per annum (10,800 dwellings 2011-2029). The broad strategy is to promote growth around existing settlements and it suggests that 15 sites across the District should be allocated to meet nearly three quarters of the overall requirement. Further growth is expected to come forward in the Category 1 and Category 2 villages as designated in the document and on windfall opportunities which emerge on brown field land.



Development Site Preferred Options – Emerging Warwick Local Plan

## 1.3. STRATEGIC OPPORTUNITY

The site is well positioned to the north of Leamington Spa, which forms a logical and balanced extension to the town. The development will form an integrated garden neighbourhood with strong connections to the town centre. There is a strategic opportunity to formulate a connection to future development located at Blackdown, as part of Warwick Councils development sites.

### Development Context

1.3.1. The Council's Strategy for the Future and Sustainable Prosperity of Warwick District emphasised the need for development to be dispersed across the District and around existing settlements. Old Milverton and the neighbouring area of Blackdown are the 2 sites out of 15 preferred areas for development and growth within the district. There is a real opportunity to deliver a sustainable new garden neighbourhood at Milverton and Blackdown which combined together can deliver up to 2,000 new homes and associated facilities.

### Balanced Extension to Leamington Spa

1.3.2. Historically Leamington Spa grew southwards with some extension towards Lillington in the north-east. The proposed development site lies immediately north of Leamington Spa, and is approximately a 20 minute walk from the town centre. The development site offers a strategic opportunity to balance the urban area of Leamington Spa.

1.3.3. Development has continuously been directed to the south of the town, development at Old Milverton offers a suitable and sustainable location with walkable connections

to Leamington town centre highlighting its potential for future development. The site provides a natural progression to the urban area of Leamington Spa. The diagram of development at Leamington Spa illustrates how development at Old Milverton would balance the urban area in comparison to the south of the town.

### A New Garden Neighbourhood

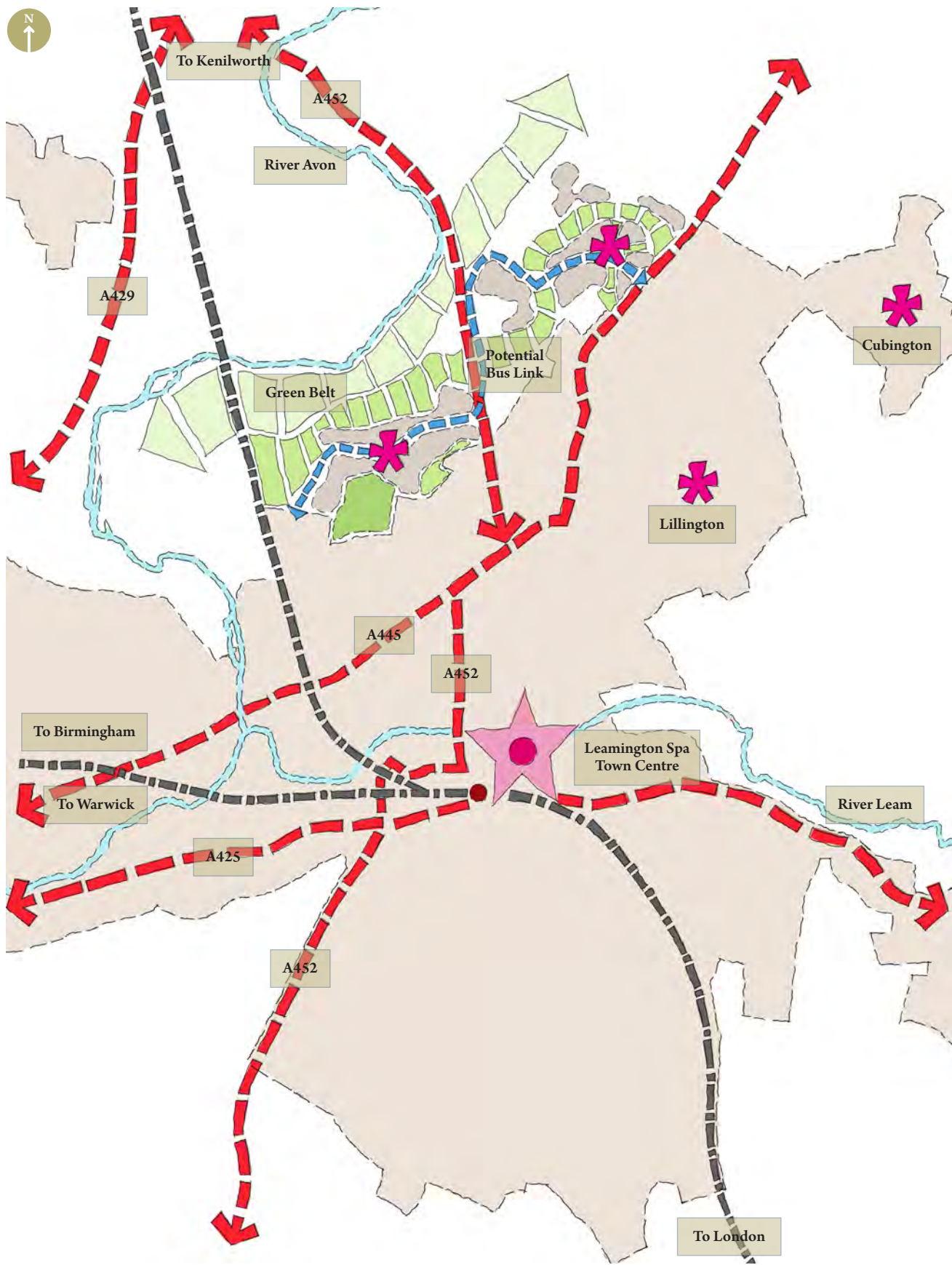
1.3.4. The concept for development of the site responds to Warwick District Council's 'Strategy for the Future and Sustainable Prosperity of Warwick District' as it supports growth within an allocated housing site based upon the principles set out in Garden Towns, Villages and Suburbs. There is real opportunity to provide a truly sustainable new garden neighbourhood that will encourage healthy lifestyle, local food production, new houses and employment opportunities within walkable distance. The masterplan will be based upon the underlying principles of Garden Cities to create strong green character with positive integration and will support local communities. Development will take a whole system approach to energy, waste and local food production and will promote sustainable ways of living.

### Sustainable Transport Connections

1.3.5. The proposed development presents numerous opportunities to encourage modal shift through the creation of effective linkages into the existing built up area for pedestrians, cyclists, and bus users.

1.3.6. New residents and employees of the site will be encouraged to choose alternative modes of transport, other than the private car, by integrating convenient and direct pedestrian, cycle and bus links into the existing urban area. There is a good network of existing footways and cycleways in the local area providing opportunities for access to public transport, local shops, and other facilities within Leamington Spa. The town centre, with its range of facilities and amenities, is situated within suitable walking and cycling distance of the site.

1.3.7. Key Public Transport, walking and cycling links will be provided as part of the development proposals to enhance connectivity with the local area and to provide sustainable travel alternatives.



Strategic Opportunity Diagram

## Response to emerging Warwick Local Plan preferred option (Urban Fringe)




1.3.8. The plan opposite illustrates a strategic response to the Warwick Local Plan preferred sites for development of Milverton and Blackdown. The combined development can deliver upto 2,000 new homes; primary schools; care village; park and ride facilities; 5-10 ha of employment uses and enable new connections and green infrastructure. There is an opportunity to create two sustainable and walkable garden neighbourhoods on either side of Kenilworth Road which will respond to its setting and will provide new facilities to the wider area.

### West Neighbourhood ( Old Milverton)

1.3.9. This neighbourhood will provide a sustainable garden neighbourhood with a new local centre, local shops and facilities focused on the existing allotment gardens and sites landscape features. This will deliver approximately 1000 dwellings with areas of multifunctional green spaces, sport pitches, community allotments, orchards and countryside park to form a green interface with existing community of Old Milverton to the west. The local centre will be further reinforced with a primary school, a care village for elderly and mix uses within walkable distance from majority of the dwellings and along the key route through the site. The intention would be to reinforce and retain the existing sites ecological features and provide accessible multifunctional green open space. A stand alone area of employment is proposed to the north east of the site complementary to adjacent land uses.

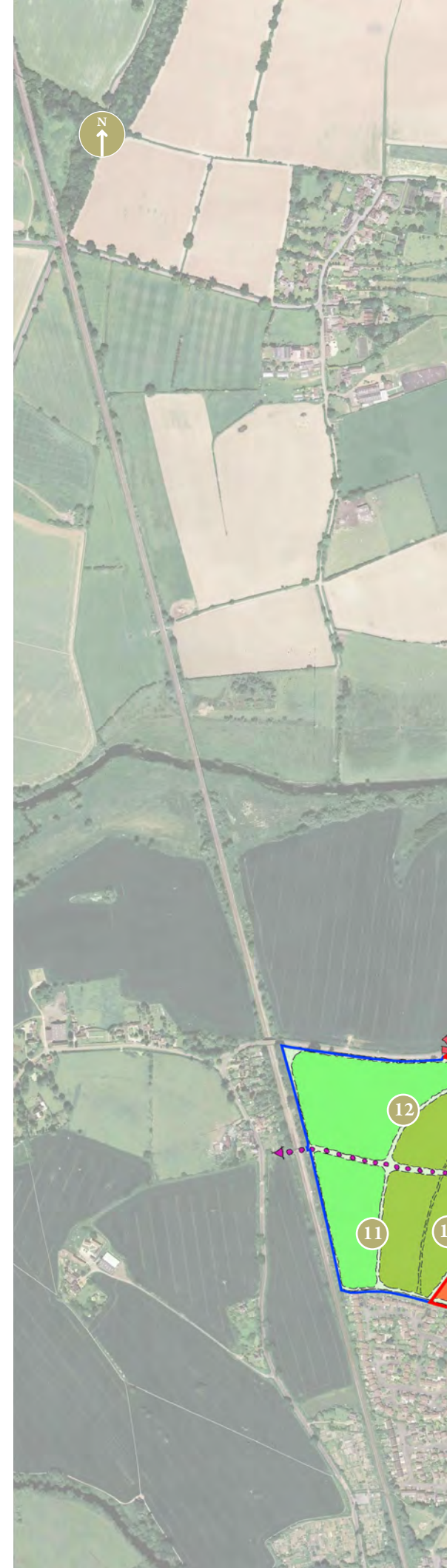
### East Neighbourhood (Blackdown)

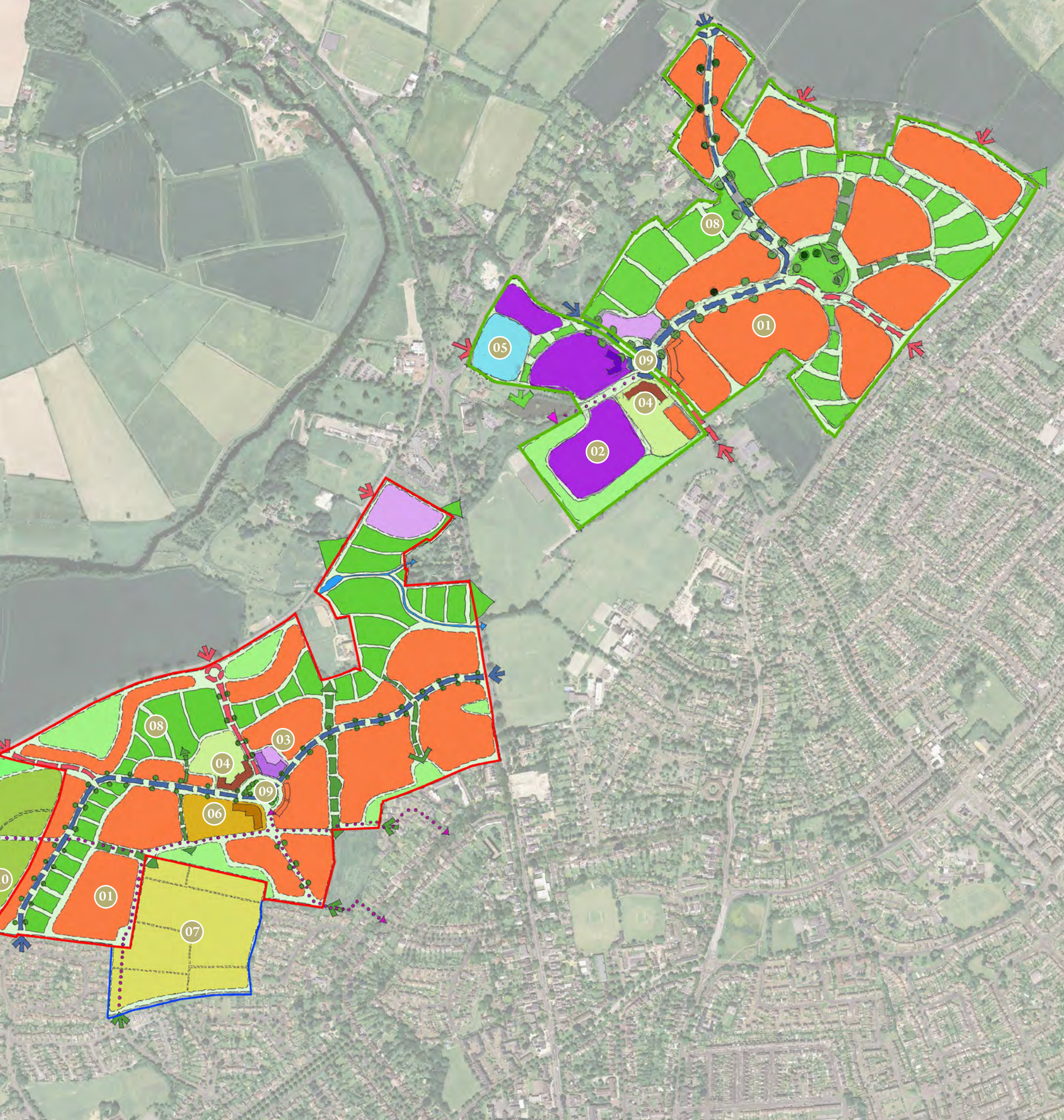
1.3.10. This neighbourhood can provide much of the desired range of employment uses and strategic park and ride uses with a direct access from Stoneleigh Road. It can deliver upto 10 ha of employment uses with park and ride facility for upto 600 cars. In addition to this, the site can deliver up to 1000 dwellings with areas of multifunctional green space, sport pitches, community allotments, orchards and a local centre with shops and other facilities. The intention is to create a self contained compact neighbourhood which responds to its landscape setting and complements the surrounding land uses. A 2 form entry primary school with its associated facilities is proposed next to the local centre and near the existing primary and secondary school cluster.

-  Ownership Boundary
-  Development Boundary
-  WDC preferred boundary for Blackdown

- 01 Residential uses
- 02 Employment uses
- 03 Mixed-use
- 04 Primary School
- 05 Park and Ride
- 06 Care Village
- 07 Existing allotments
- 08 Greenway
- 09 Local Centre
- 10 New Community Allotments
- 11 New Community Orchards
- 12 Countryside Park

Opposite: Strategic Masterplan for Milverton and Blackdown





## 1.4. THE SITE

The site is located within Warwick District Council, approximately 1.6km north of Leamington Spa town centre. Warwick town centre lies approximately 3.2km south west of the site.

The ownership area (in blue line) extends to approximately 83 hectares of land, comprising agricultural land and allotments and is currently under single ownership of Taylor Wimpey. The undulating topography of the site presents long and short views both in and out of the site. The landscape rises towards the south of the site and within the north western corner. The lowest point of the site is located in the northern eastern corner characterised by a small tributary of the River Avon.

1.4.1. The site resides within current designated Green Belt on the northern edge of the urban area of Leamington Spa. The southern

boundary is characterised by residential development, focussed around Guy's Cliffe Avenue, Northumberland Road and adjoining streets. The eastern boundary is formed by Kenilworth Road, the A452 which links Kenilworth in the north. The northern boundary is characterised by Sandy Lane, moving north to the River Avon. The western boundary is defined by the railway. This presents the edge of the ownership boundary, along with a border of vegetation.

1.4.2. Careful consideration in site design will pay response to the landscape and topographical context of the site. The development boundary (in red line) is determined by excluding an area of open green space to the west of Guys Cliffe Avenue and Binswood allotment garden to the south. The green open space to the west will be an additional open space for the development and will also protect the integrity of Old Milverton as its own entity.

1.4.3. The site is also crossed by a public right of way formulating a link from residential development in the east through the middle of the site to link over the rail line in the west to Old Milverton.





Site in relation to the town centre

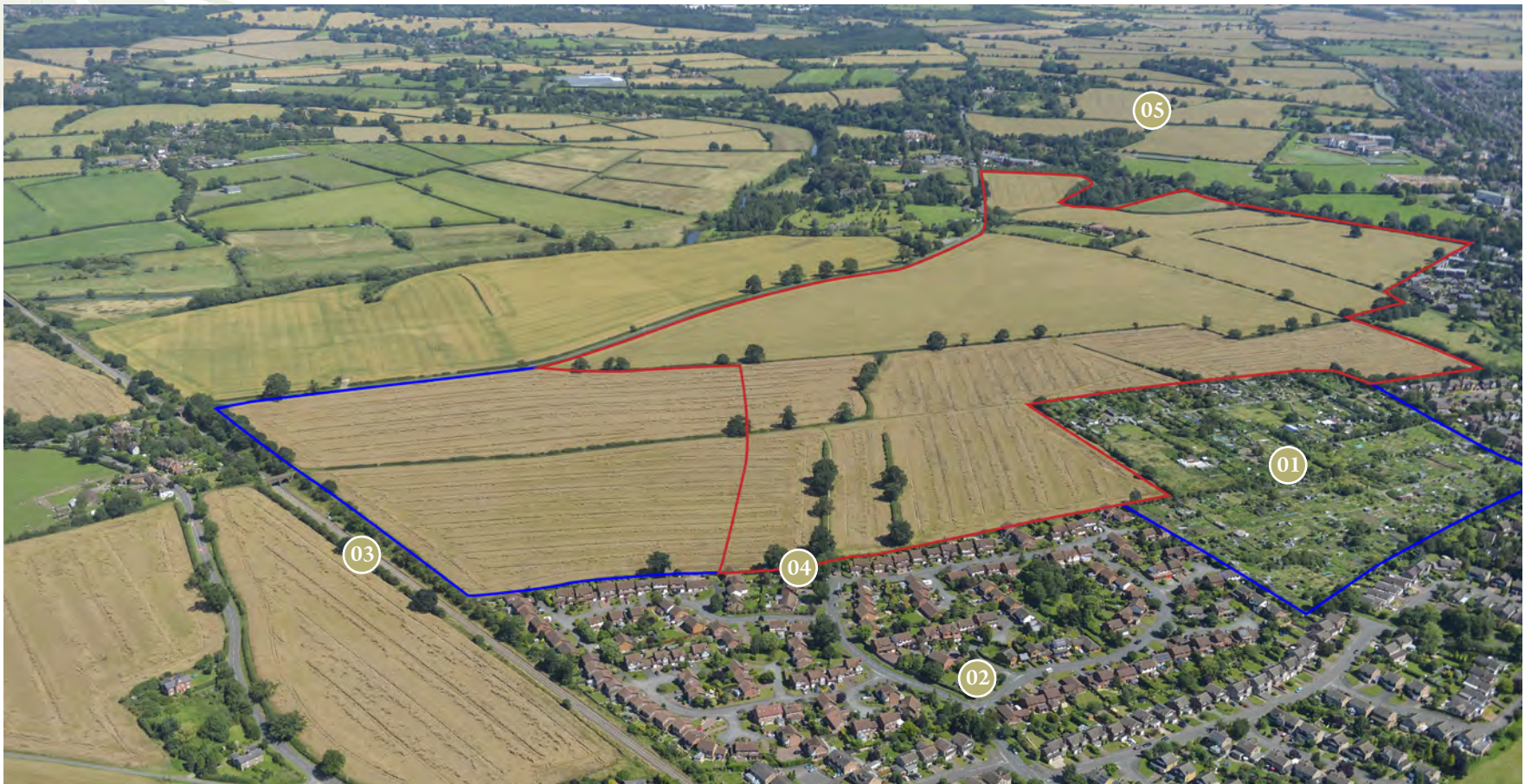




Site Aerial view

-  Ownership Boundary
-  Development Boundary

## View North-East



1.4.4. This view shows the site with its context of residential development at Milverton to the south. The view illustrates the opportunity of strategic development at Blackdown which can potentially link to the site. The view indicates Binswood Allotments within the heart of the site and the existing development to the south. This provides a central focus for future development.

- 01 *Binswood Allotments*
- 02 *Integrate existing residential area*
- 03 *Railway*
- 04 *Access in to the site along Guys Cliffe Avenue*
- 05 *Blackdown*

## View South



1.4.5. The view towards the south shows the urban area of Leamington Spa and how the site will relate and connect to its context. There is an opportunity to focus on Binswood Allotments at the heart of the site and existing development, creating green links from them and towards the countryside and green open space.

- 01 *Leamington Spa town centre*
- 02 *River Avon*
- 03 *Binswood Allotments*
- 04 *Sandy Lane*

## View West



1.4.6. The view looking to the west across the site indicates its relationship with its residential context of Milverton to the south and countryside to the north and west. There is an opportunity to integrate with the existing residential development to the south and create green links towards the countryside in the north.

- 01 *A452*
- 02 *Site at Blackdown*
- 03 *Existing development at Milverton*
- 04 *River Avon*
- 05 *Sandy Lane*
- 06 *Northumberland Road*

## View South-West



1.4.7. This view to the south-west indicates the sites relationship with the boundary railway to the west of the site and the existing pedestrian links that run across the railway. From this view the route of the public right of way running across the site can be seen. This view illustrates how development of the site can connect to the countryside as well as integrating with existing residential development.

- 01 Existing pedestrian links over the railway
- 02 Leamington Spa town centre
- 03 Integration with existing residential area
- 04 Movement towards the town centre
- 05 Binswood Allotments
- 06 Green links towards the countryside
- 07 Public Right of Way

## 1.5. a FRESH DESIGN APPROACH

The design approach is to create a new distinctive garden neighbourhood to the existing settlement of Old Milverton which will be compact, sustainable and Town-centred.

1.5.1. This will bring benefits to the local area in terms of new housing and education provision, integration with (and connection to) existing uses and movement corridors, embedded multifunctional green space provision, support for the delivery of new infrastructure, creation of new employment opportunities and provision of local food production via allotments, grow patches and community orchards which are already present in the area.

1.5.2. The vision seeks to provide a true garden neighbourhood, a compact and sustainable urban extension to Leamington Spa and support the logical expansion to the north of the town that is 20 min from the development site and directly connected to the town by public transport.

1.5.3. The diagram on the opposite page demonstrates the fundamental design philosophy for the development and how site-specific measures incorporated within the design approach can contribute to creating a sustainable and vibrant new community.

1.5.4. Key themes to the approach are:

- » The creation of a sense of community that builds on existing communities in Old Milverton and other immediate settlements such as Cubbington and Lillington to the east
- » An integrated transport strategy that builds on the strategic location of the site and seeks to minimise the use of the car
- » Make a positive contribution to the character of the area and provide enhancement of the existing landscape and site features
- » Self-sufficiency through local food production by retaining existing allotments and providing new community allotments and orchards within the development
- » The integration with existing and new employment and local services in the area
- » Respond to, and reflect, the distinct settlement pattern around the site and within Leamington Spa.

1.5.5. These key themes have guided the design process to create a responsive and sensitive masterplan. The design process has included a comprehensive assessment of the context and the site and the findings have informed a series of strategies and principles which seek to deliver the vision set out at the start of this planning and design statement.









## 2. CONTEXT assessment

## 2.1. CONTEXT ASSESSMENT

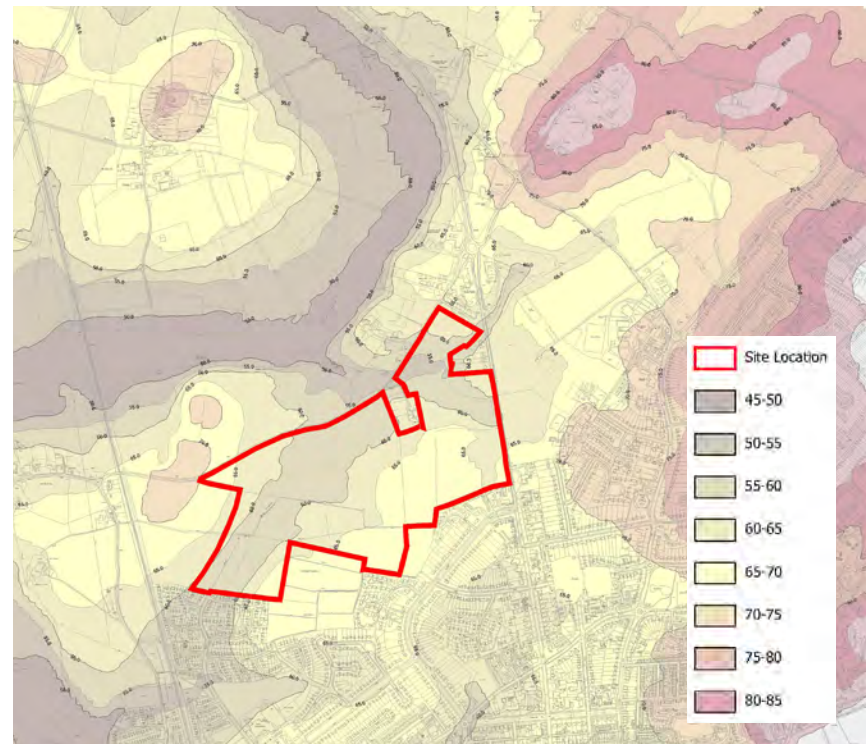
In order to ensure a responsive masterplan is created, a comprehensive assessment of the context has been undertaken. The result of various assessments which informs the site design is set out in this section.

### Topography

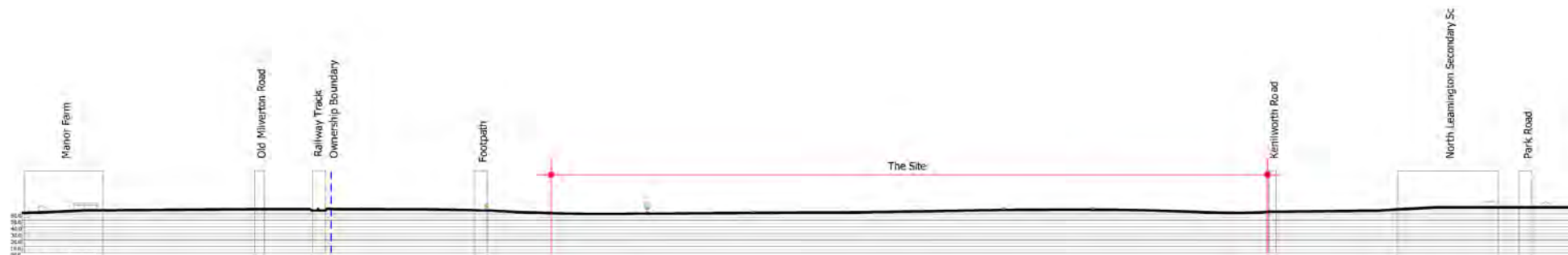
2.1.1. The plan and sections here shows the topography of the site and its setting. The surrounding landscape towards the north of the site is characterised by an undulating landform associated with the meandering

river valleys of the Avon and Neam and their associated tributaries. The topography and landform towards south is largely in level with the site. Most of the area surrounding area is between 60 AOD and 65 AOD, which rises to 85 AOD towards south east at Lillington and Cubbington.

2.1.2. The plan on the opposite page demonstrates how much of the existing development in the area (around Guys Cliff Avenue and Northumberland Road) has been at similar topographic levels to the site. It is also possible to see how existing development has responded to the topography with major roads following the contours integrated with green open spaces and formal tree lining. It is important that any development of the site should respond to and reflect these existing characteristics.



Site topography and its setting in wider context



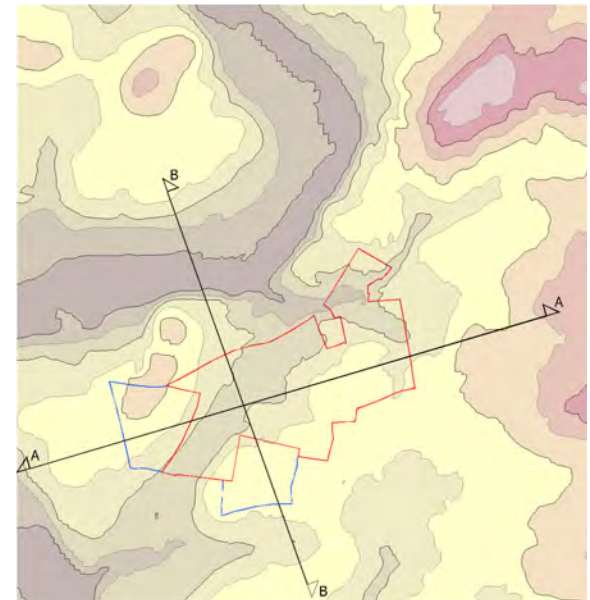
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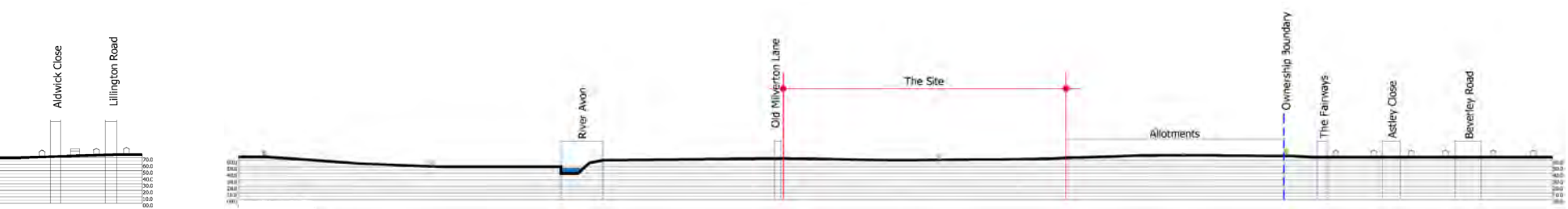
View south from sandy lane towards mature trees



View towards back of Kenilworth road



Sections Key



Section BB

## 2.2. HISTORIC CONTEXT

The plan below shows how the development of Leamington Spa has grown considerably to the south of the town over the last century, illustrating the need to balance the town by projecting development in the north to increase accessibility to the town centre.

### The Site

2.2.1. Historically the site has formed part of rural Warwickshire, neighbouring onto the historic hamlet of Old Milverton. The site historically lies north of the historic core of Leamington Spa.

2.2.2. Some historic hedge boundaries still remain on site, with the west, north and eastern boundaries to the site remaining the same. Historically the site has been agricultural land, however as indicated on the map opposite a 19th century rifle range used to be located within the landscape.

2.2.3. Leamington Spa's suburbs have largely extended to the south over the last century, with some extension towards Lillington in the north-east. The growth of Leamington is illustrated over the past century shown below.

2.2.4. As illustrated the growth has been directed to the south of the town over the past 100 years. There is an opportunity to balance the development around the town to the north, at Old Milverton. This would improve access and linkages with the town centre as opposed to further extending the town to the south.



1880



1900



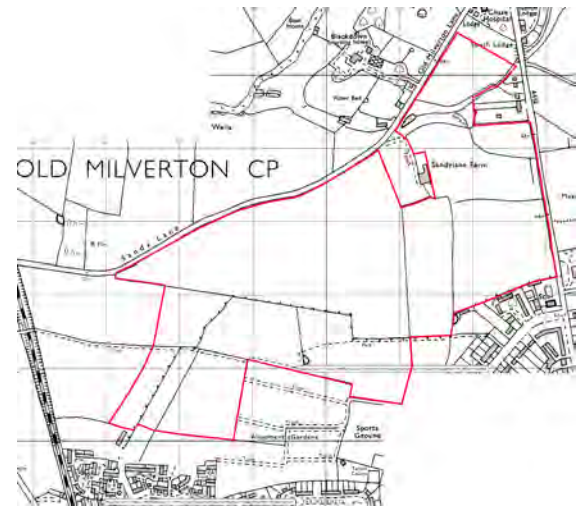
1930



Historic Map 1905



Historic Map 1955



Historic Map 1985



1950



1970



1980



2010

## 2.3. VISUAL assessment

The undulating nature of the surrounding topography along with the prevailing pattern of woodland and vegetation restricts opportunities to view the site from the middle distance viewpoints, with limited long distance views from the open countryside to north.

2.3.1. There are also some near distance views of parts of the site from Kenilworth Road, Sandy Lane and adjoining properties to the site.

### North:

2.3.2. The site is screened by intervening landform and hedgerows from Hill Wootton Road and Leek Wootton, however there are likely to be some limited views of the site from the open landscape on the opposing flank of the River Avon Valley, and from the rear gardens of some properties at Hill Wootton.

### East:

2.3.3. There are transient views into the site along Kenilworth Road from vehicles and pedestrians travelling along the road. There are several properties along Kenilworth Road with views into the site, although these will be partially screened by vegetation boundaries.

2.3.4. Views from the open landscape to the east are restricted by the intervening topography and vegetation.

### West:

2.3.5. Views from the open landscape to the east are restricted by the intervening topography and vegetation.

### South:

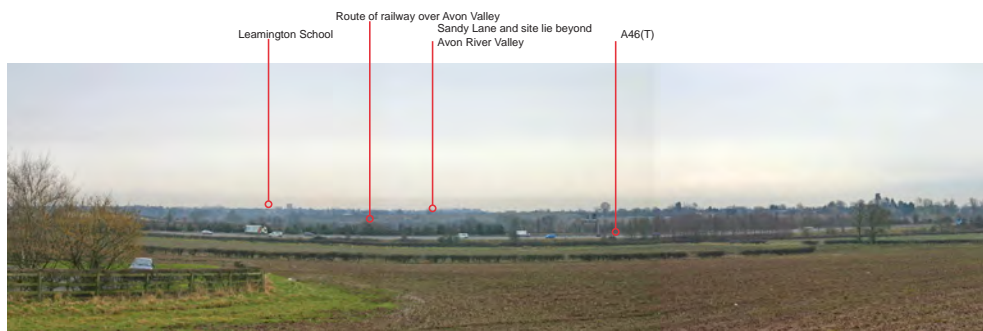
2.3.6. Views from the south are mostly limited to the rear elevations and gardens of properties which directly adjoin the site boundary, however there are a small number of properties at Vernon Close and Northumberland Park which face towards the site.



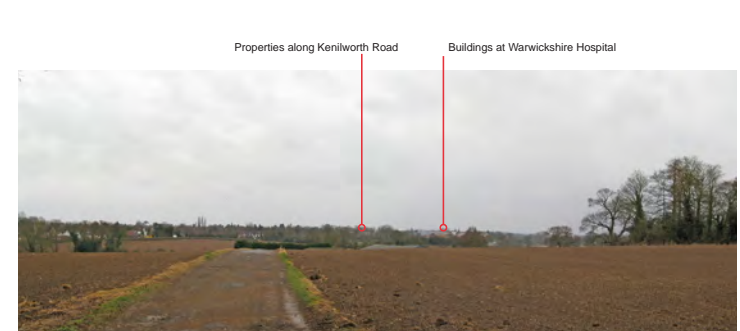
View southwards from Hill Wootton Farm at the southern extent of the village of Wootton.



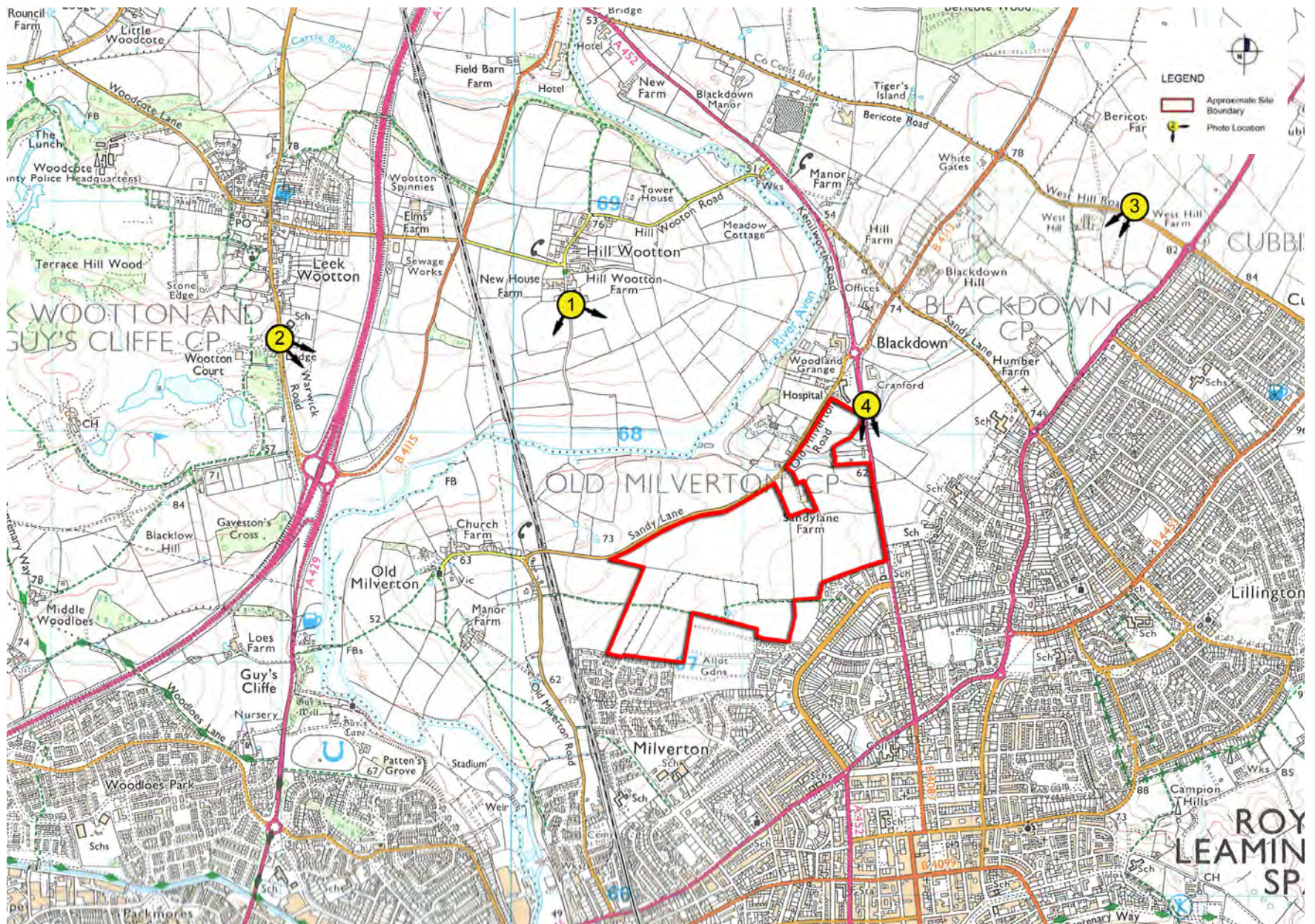
View south along Kenilworth Road



View from Warwick Road at the southern extent of Leek Wootton



View from West Hill Road towards the site



## 2.4. TRANSPORT & MOVEMENT

The site is set within easy walking distance from Leamington Spa as well as benefitting from established bus connections along the Kenilworth Road. A summary of the existing connections within the immediate context of the site is set out here.

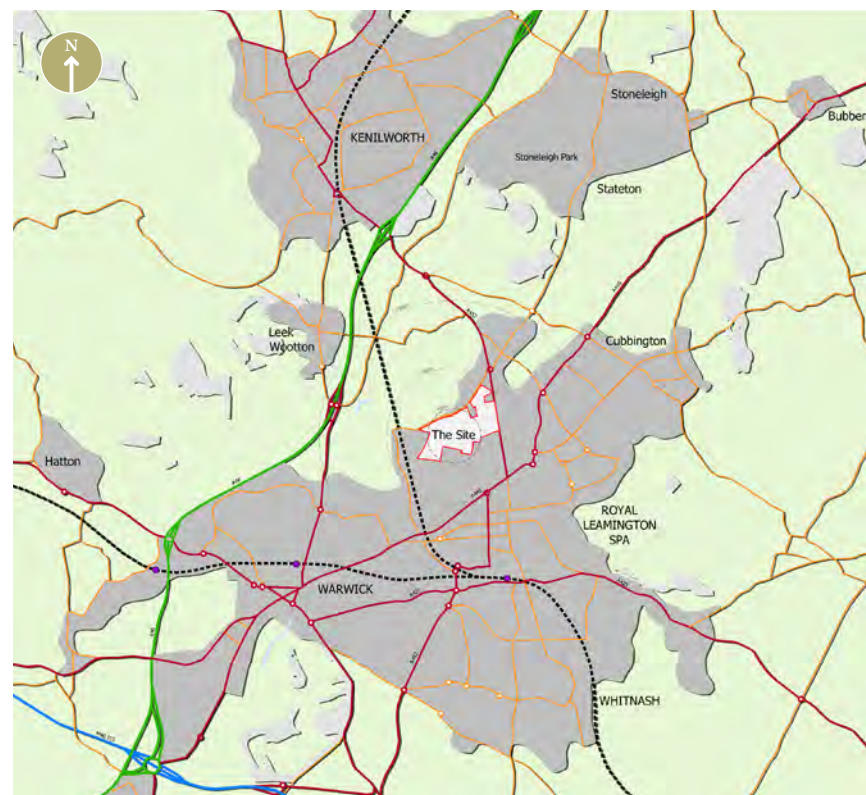
### Vehicular Links

2.4.1. The site can currently be accessed from connections in the residential development of Milverton to the south. Guy's Cliffe Avenue is a local residential road which links the site to Leamington Spa town centre, this route connects directly to the site.

2.4.2. There are also two access points along the northern boundary on Sandy Lane. This route connects Old Milverton and the A452.

2.4.3. There is an existing allotment access via a narrow track leading off Northumberland Road. This track allows vehicular access to the allotments running behind houses on Fairhurst Drive.

2.4.4. The A452 (Kenilworth Road) at the site frontage is a single lane distributor road of approximately 7.3m in width with street lighting and a single 1.5m wide footpath provided along its eastern edge. This route provides strategic connections towards the town centre, and north to Kenilworth and Warwickshire and the West Midlands.





## Walking and Cycling Links

2.4.5. A public right of way passes through the centre of the site from Old Milverton Road eastwards, crossing the railway via bridge the western extent of the site and routes to Bamburgh Grove.

2.4.6. There is an existing pedestrian connection to the allotments at Windermere drive, to the south of the site.

2.4.7. Leamington Spa town centre is within a 20 minute walk from across the site. Access towards the centre can be made along the Kenilworth Road or along Guy's Cliff Avenue.

## Public Transport

2.4.8. There are a number of existing bus services in operation along the A452 Kenilworth Road to the east of the site including the service number 12, X17, U1/U2/U12/U17 and X18. These services provide fast and frequent services to Leamington Spa Town Centre, Warwick (including the University), Coventry and Kenilworth.

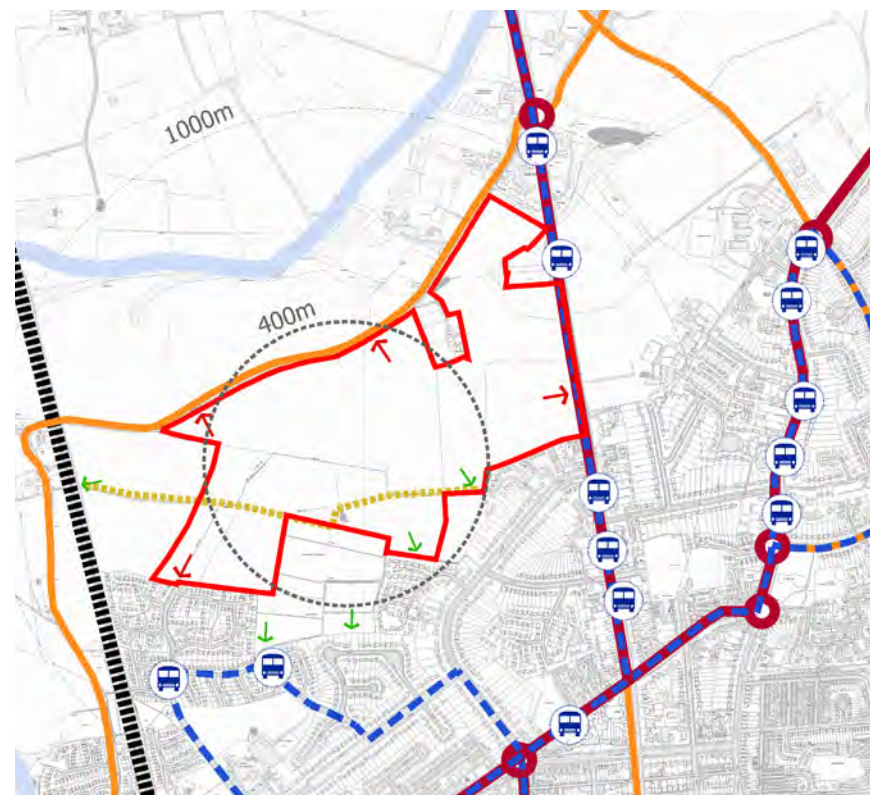
» Service 12 – This service operates between Leamington Spa and Coventry via the University of Warwick. This service operates between 0600 and 2345 on a half hourly frequency during the peak periods.

» Service X17 – This service operates between Coventry and Warwick via Kenilworth and Leamington Spa. This service operates between 0600 and 2220 on a 15 minute frequency during the peak periods.

» Service U1/U2/U12/U17 – These services operate between Sydenham and the University of Warwick via Leamington. The services operate between 0638 and 2336 on a 15 minute frequency during the peak periods.

» Service X18 – This service operates between Coventry and Stratford via Leamington and Warwick. The service operates between 0715 and 2125 on an hourly frequency during the peak periods.

2.4.9. There are existing bus stops on the A452 Kenilworth Road to the north adjacent to Oak Bank House and to the south adjacent to Northumberland Avenue.



## 2.5. FACILITIES & SERVICES

The development will benefit from the range of facilities located in Leamington Spa, with a range of social facilities within close proximity to the site. Development of the site will provide new local facilities, employment, educational and recreational opportunities within a walkable distance.

### Local Facilities

2.5.1. A range of facilities are located around the immediate developed area of Leamington Spa. A supermarket is located within 1.6km of the centre of the site. An extensive range of facilities can be found within the town centre, within a 20 minute walk of the site also accessible by bus services located along Kenilworth Road.

### Education

2.5.2. A secondary school is located to the east of the site across the Kenilworth Road within 1.2km of the centre of the site. Trinity Catholic School, a further secondary school is located to the south of the site in Milverton along Guy's Cliffe Avenue.

2.5.3. Brookhurst Primary School is found adjacent to Trinity Catholic School along Guy's Cliffe Avenue within 1km of the site. The proposed development will provide one primary school and its associated facilities.



## Employment

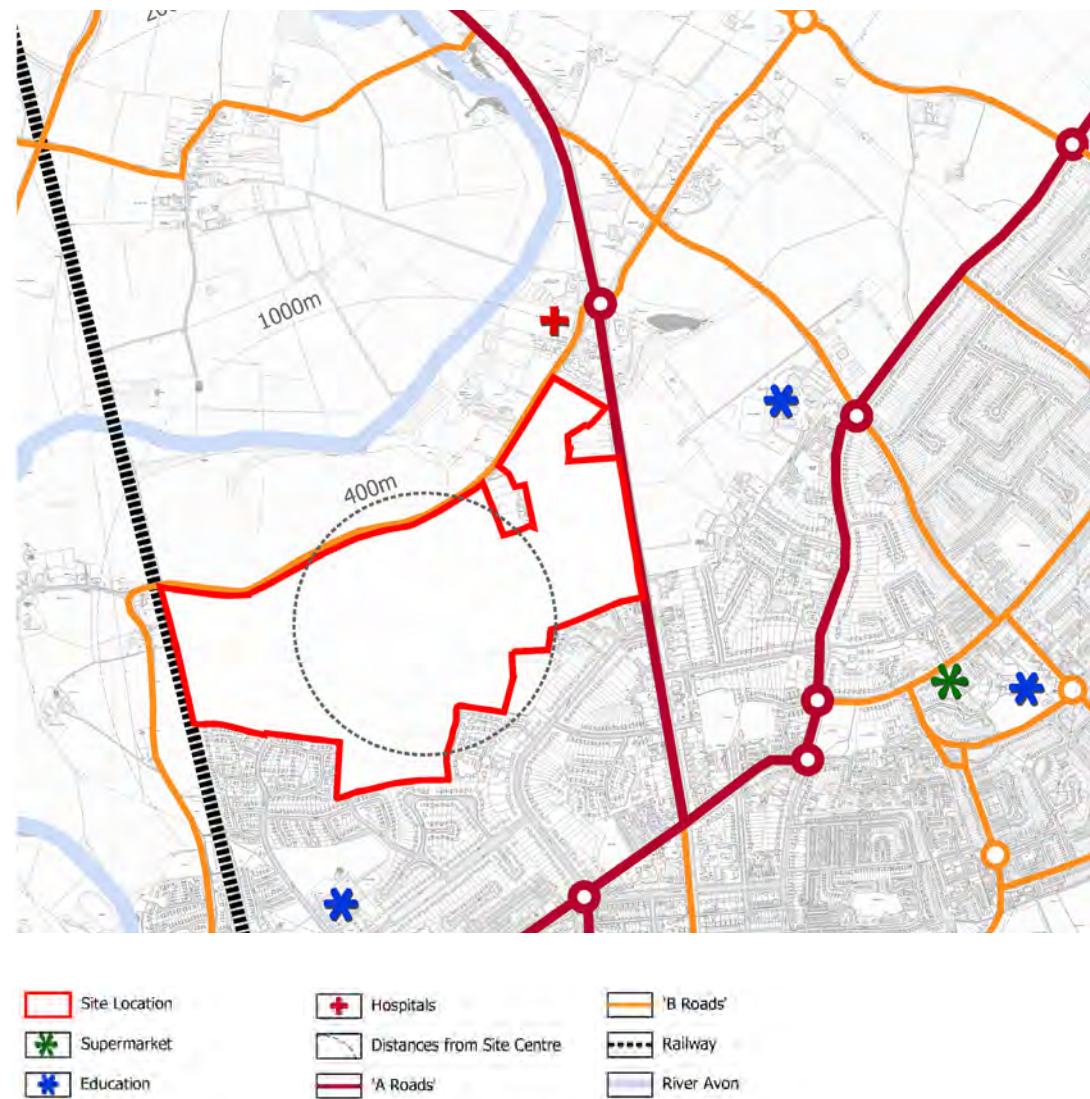
2.5.4. Leamington Spa provides a range of employment opportunities in and around the town centre. There are several commercial parks for service providers and light industry largely located to the south of the town. Leamington Spa is also a significant centre for the gaming industry, with a strong employment basis around the town centre.

## Open Space and Recreation

2.5.5. There are connections from the site towards the open countryside to the north. The public right of way which crosses the site from east to west offers movement from the residential development in the east towards the rural setting of Old Milverton across the railway. There are a range of leisure facilities located within the developed area of the town.

2.5.6. There are formal open green spaces located within the town centre including Victoria Park and Jephson Gardens.

Facilities/Amenity	Actual Distance from Service from Centre of Site	Acceptable Distance (as set in Shaping Neighbourhoods, 2003)
Local Centre	Provision on Site	800m
Primary School	1000m and on Site	800m
Health Centre	Provision on Site	900m
Public House	Provision on Site	800m
Post Office	Provision on Site	800m
Community Centre	Provision on Site	800m
Leisure Centre	2300m	1300m



## 2.6. LANDSCAPE CHARACTER

### National

2.6.1. As identified within the 'Character Map of England: Landscape, Wildlife and Natural Features: 1999' the site lies within Arden Character Area (97). This describes the overall landscape character to be varied, encompassing enclosed river valleys, undulating wooded landscapes and small hedged fields on the main plateau. The wider area has few dramatic physical features but the countryside has a strong sense of unity.

### District Wide

2.6.2. Warwickshire County Council's document 'Warwick Landscape Guidelines' identifies the site as falling within the Arden Regional Character Area and the Arden Parklands Character Type.

2.6.3. The Arden Parklands character type is described as a planned estate landscape, closely associated with wooded pasture and historic deer parks. It is characterised by the gently rolling landscape of central Arden and the lower Blythe Valley. The area comprises a medium to large field pattern, defined by wooded margins, belts of woodland and wooded streamlines.

### Local

2.6.4. The context of the landscape surrounding the site is gently undulating. To the north of the site the area is characterised by a uniform network of arable fields defined by native hedging with large mature oak trees featuring within hedgerows.

2.6.5. To the north east of the site there are a group of buildings between the site and roundabout, including the Warwickshire Nuffield Hospital, which are set within mature coniferous trees. To the west of the site lies the railway set within a deep cut, lined with mature trees. To the east of the site lies Kenilworth Road which is also lined by trees, in places running up to 6m above the level of the adjoining site.

2.6.6. The urban area of Milverton defines the south of the site, with intermittent vegetation making up the border. It is characterised by 1980s estate development with large semi-detached and detached two-storey houses and bungalows set within large gardens and front verges.

### Statutory and non-statutory designations

2.6.7. The site is not covered by any statutory or non-statutory designations for landscape character or quality, nor does it directly adjoin any such areas.

## ARDEN

An historic region of former wood pasture and heath characterised by ancient woodlands, mature hedgerow oaks, and a dispersed settlement pattern of brick and half-timbered farmsteads and wayside cottages.

**General strategy**  
Conserve the historic, well-wooded character of the region.

### ANCIENT ARDEN

**Overall character and qualities**  
A small scale farmed landscape with a varied, undulating topography, characterised by an irregular pattern of fields and narrow winding lanes.

- Characteristic features**
- A varied undulating topography.
  - A network of winding lanes and trackways often confined by tall hedgerows.
  - An ancient irregular pattern of small to medium sized fields.
  - Hedgerow and roadside oaks.
  - Field ponds associated with permanent pasture.
  - Many place names ending in Green or End.

**Management Strategy**  
Conserve and restore the ancient irregular landscape pattern.

### ARDEN PASTURES

**Overall character and qualities**  
A small scale, enclosed landscape, often pervaded by suburban influences and characterised by small fields, typically bordered by mature hedgerow trees.

- Characteristic features**
- A gently rolling topography.
  - A well defined pattern of small fields and paddocks.
  - Numerous mature hedgerow oaks.
  - Permanent pasture often grazed by horses.
  - A network of minor lanes often with ribbon development.
  - Many place names ending in Heath.

**Management Strategy**  
Conserve and enhance the unity and small scale enclosed character of the landscape.

### ARDEN PARKLANDS

**Overall character and qualities**  
An enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees.

- Characteristic features**
- Middle distance views enclosed by woodland edge.
  - Belts of mature trees associated with estate lands.
  - Many ancient woodlands, often with irregular outlines.
  - Large country houses set in mature parkland.
  - Remnant deer parks with ancient pollard oaks.
  - Thick roadside hedgerows, often with bracken.

**Management Strategy**  
Retain and enhance the effect of wooded enclosure.

### WOODED ESTATELANDS

**Overall character and qualities**  
A well wooded estate landscape characterised by a large scale rolling topography and prominent hilltop woodlands.

- Characteristic features**
- A large scale rolling topography with occasional steep scarp slopes.
  - Large woodlands, often associated with rising ground.
  - Mature hedgerow and roadside oaks.
  - A semi-regular pattern of medium to large sized fields.
  - A varied settlement pattern of small villages and scattered farmsteads.

**Management Strategy**  
Conserve and enhance the overall structure and well-wooded character of the landscape.

### INDUSTRIAL ARDEN

**Overall character and qualities**  
A rather variable, often run-down urban fringe landscape characterised by mining settlements, spoil heaps, and pockets of farmland.

- Characteristic features**
- A varied, often steeply undulating topography.
  - Pockets of farmland, often surrounded on two or more sides by urban development.
  - An often poorly defined pattern of small hedged fields.
  - Small, closely spaced mining settlements, often on hill tops.
  - Rows of terraced houses along roadsides.
  - Disused spoil heaps with semi-natural grassland and scrub.
  - Golf courses, playing fields and other non-agricultural land.

**Management Strategy**  
Conserve the diversity and local distinctiveness of the landscape.

### ARDEN RIVER VALLEYS

**Overall character and qualities**  
Narrow meandering river corridors with riverside trees and grazing meadows.

- Characteristic features**
- River corridors defined by narrow alluvial floodplains.
  - Grazing meadows, often with patches of wet grassland.
  - Curvilinear hedgerows along the edge of the floodplain.
  - Diverse meandering river channels with shingle beds and much marginal vegetation.
  - Fringing alders and scrub.
  - Old willow pollards.

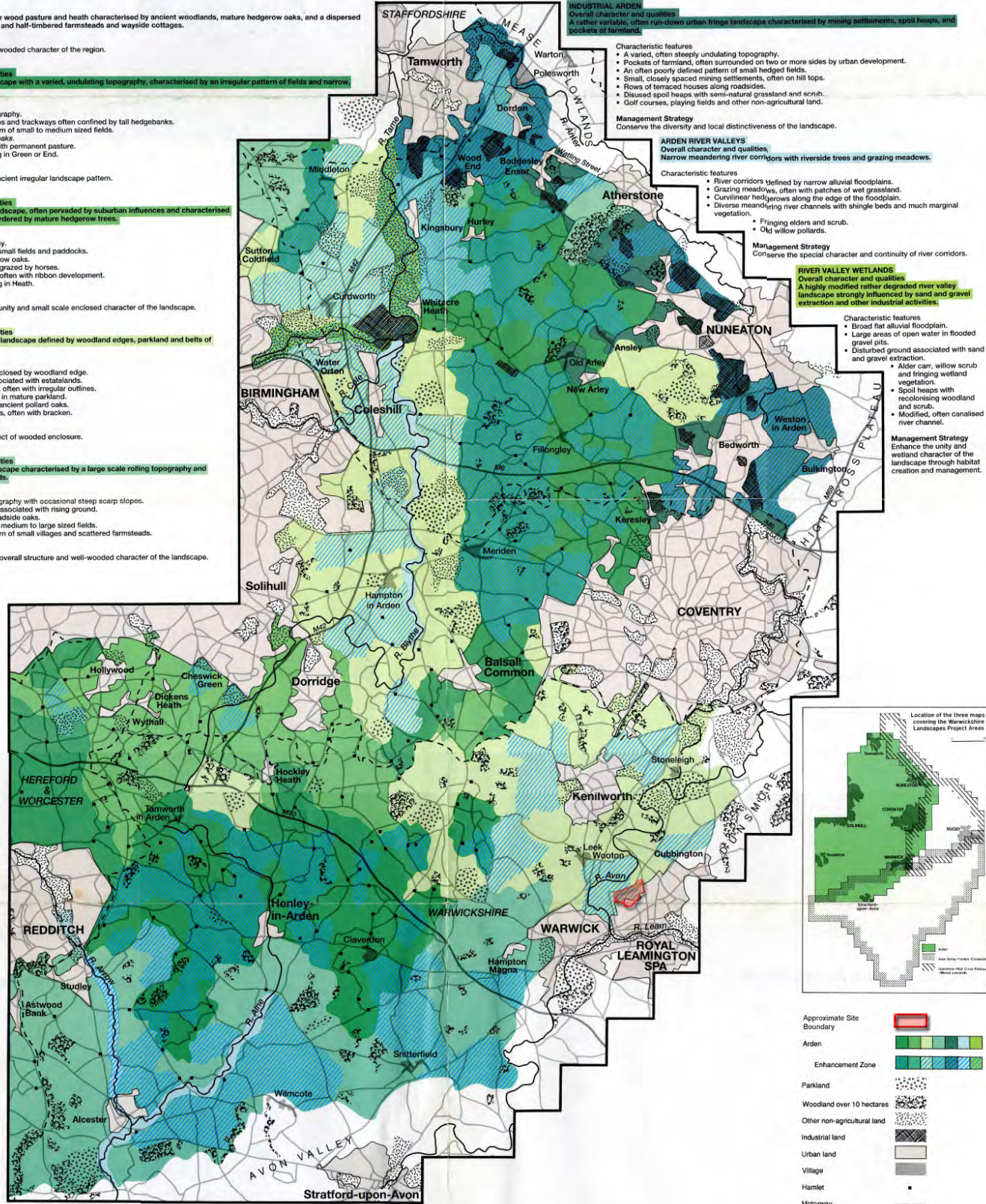
**Management Strategy**  
Conserve the special character and continuity of river corridors.

### RIVER VALLEY WETLANDS

**Overall character and qualities**  
A highly modified rather degraded river valley landscape strongly influenced by sand and gravel extraction and other industrial activities.

- Characteristic features**
- Broad flat alluvial floodplain.
  - Large areas of open water in flooded gravel pits.
  - Disturbed ground associated with sand and gravel extraction.
  - Alder carr, willow scrub and fringing wetland vegetation.
  - Spoil heaps with recolonising woodland and scrub.
  - Modified, often canalised river channel.

**Management Strategy**  
Enhance the unity and wetland character of the landscape through habitat creation and management.



## 2.7. LANDSCAPE CHARACTER (SITE)

The site comprises predominantly arable farmland, sub-divided by a network of species poor, agriculturally managed hedgerows, together with the land at Binswood Allotments.

2.7.1. There are several oak trees contained within the hedgerows which are a feature in the landscape and a component of the Arden Parkland Landscape Character Type, as described in the Warwickshire Landscape Project. The landscape as a whole is pleasant but unexceptional and carries no statutory or non statutory designations for landscape character or quality nor does it directly adjoin any such designated area.

2.7.2. Some of the existing hedgerows and trees are worthy of retention.

### Character of Northern Area

2.7.3. The northern part of the site is crossed by a tributary of the Avon, which leads to a small water-body on the northern boundary. This part

of the site has the greatest ecological potential. Accordingly, this area could be preserved as public open space within the development, and managed to provide areas of habitat and wildlife value.

### Character of Southern Area

2.7.4. The site is well related to the existing urban area with development extending along the entire length of the southern boundary. To the west the railway cutting provides a clearly defined and defensible boundary. Likewise, to the north and south the boundaries are clearly defined.

2.7.5. Where properties front onto the site at Northumberland Park and Vernon Close, the layout will need to be carefully considered in order to preserve the setting of these dwellings.

### Character of Eastern Area

2.7.6. The leafy character of Kenilworth Road along the eastern site boundary should be preserved. The existing vegetation and trees should be retained within the layout and the development edge set back from the road frontage, in keeping with the existing pattern of development to the south.

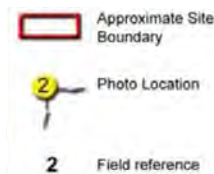




Photo 1



Photo 2



Photo 3



Photo 4

## 2.8. LOCAL CHARACTER ANALYSIS

The character and form of the development should respond to the distinctive character of Leamington Spa. To create a new garden neighbourhood, character references will be made to national garden cities/suburbs to illustrate their principles. Moreover, areas of local distinctiveness will also provide insight for the design, so the masterplan is responsive to the local area.

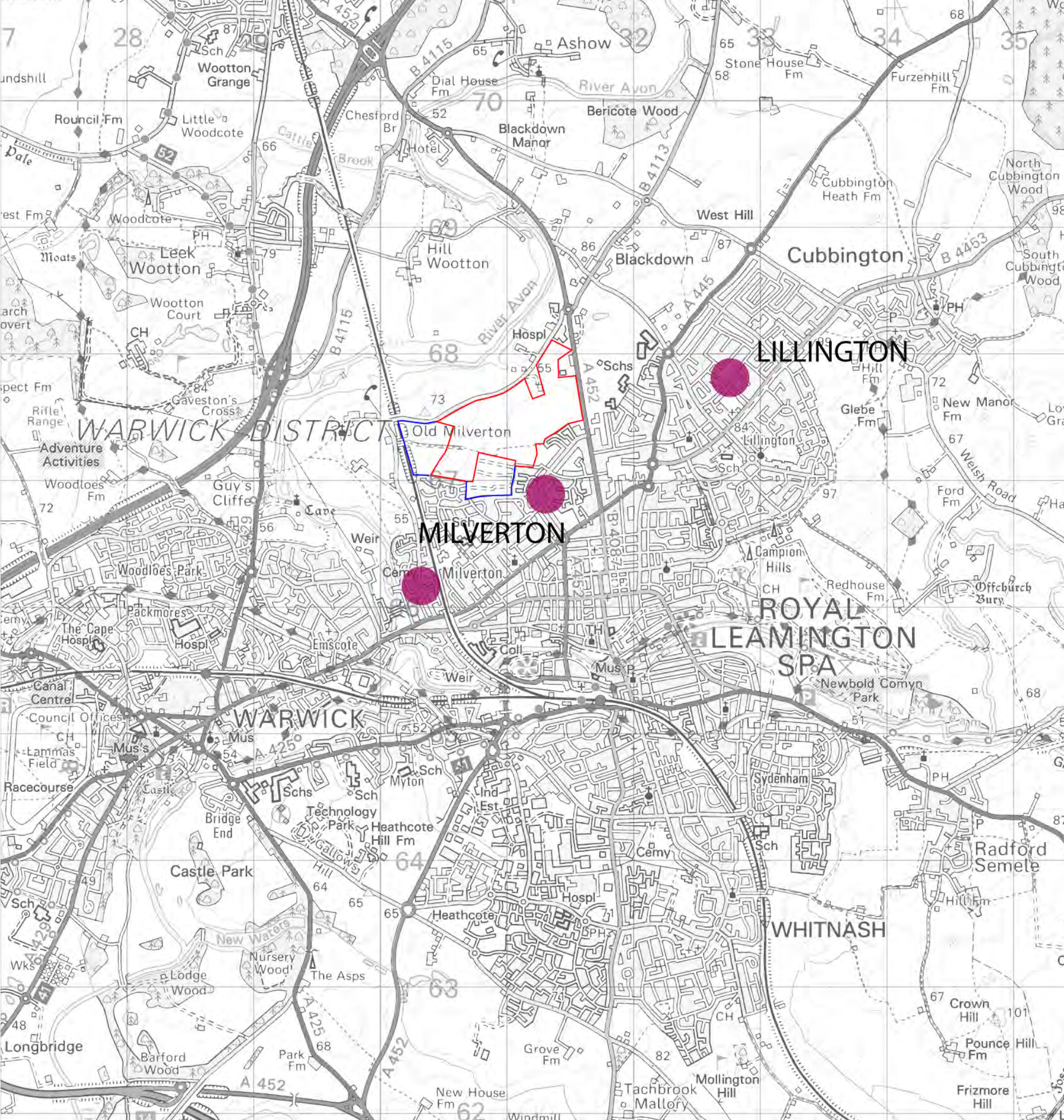
2.8.1. In order to achieve a design response that is distinctive and with a strong sense of place 5 character areas have been chosen for study, including national examples employing garden city principles and distinctive local areas. The following elements inform the characteristics of each area:

- » Urban form
- » Built/plot form
- » Car parking
- » Open spaces
- » Details and materials

2.8.2. A range of character area studies will provide important contextual references to inform the proposals. They will highlight important principles for establishing a garden neighbourhood and also illustrate the context of the local area and how the masterplan will contribute to the local area. The character areas include:

- » Welwyn Garden City
- » Letchworth Garden City
- » Hampstead Garden Suburb
- » Milverton
- » Lillington





LILLINGTON

MILVERTON

ROYAL LEAMINGTON SPA

WHITNASH

WARWICK DISTRICT

WARWICK

## Character Area One: Welwyn Garden City

2.8.3. Welwyn Garden City was Ebenezer Howard's second settlement employing his Garden City principles, founded in 1920. It is located in Hertfordshire, 20 miles north of London.

### Urban Form

- » A radial block structure is formulated around the central linear green centre.
- » A formal green centre is the focus to the centre of the area.
- » Larger development blocks feature internal community gardens, tennis courts and allotments.
- » Wide streets are a feature of the settlement, with wide grass verges and formal street planting common along many streets.
- » Gentle curving routes add interest to the street scene and improve movement towards local centres.
- » Density radiates out towards the countryside, this creates a greater transition between open green space and built form.

### Built/Plot Form

- » Dwellings range between detached, semi detached and terraces in groups of 3 or 4. Dwelling height is commonly 2 storey, with some 2 ½ storeys.
- » Dwellings are located on larger plots which accommodate large rear gardens.
- » Groupings of buildings along streets have different set backs to offer a variation in the street scene.

### Car Parking

- » Parking is largely accommodated on plot to the front of dwellings, adapted from previous large front gardens.
- » Wide streets also accommodate parking. Although the area was not developed primarily around car use, adaptability has ensured its integration into the development.

### Open Spaces

- » Informal green spaces are located along streets where there are longer set backs of buildings.
- » Some larger blocks feature internal community garden spaces.
- » There are strong links towards the countryside, with neighbouring dwellings relating well to the open space.
- » The Parkway is a formal green space which offers views towards the local centre.

### Details and Materials

- » Red brick commonly features across the settlement, with grey roof tiles.
- » Steeply pitched roofs are common, architecture of an Arts and crafts style.

### Key Design Influences

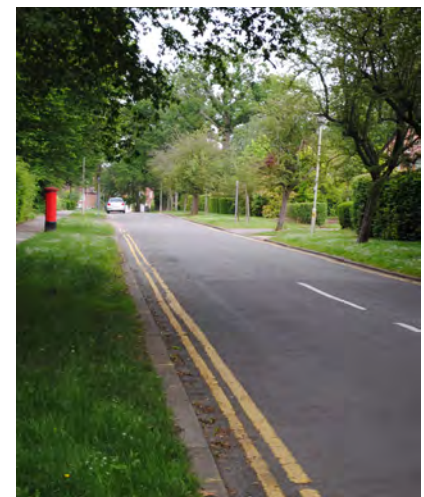
- » Design informed by garden city principles.
- » A strong street hierarchy with formal tree planting.
- » Block structure ensures walkability and movement to centre.
- » Strong green links towards the countryside.
- » Vegetation frames the edges of development.



Green verges and tree-lined streets



Building setback to incorporate incidental green space



Primary routes - tree lined with wide green verges



## Character Area Two: Letchworth Garden City

2.8.4. Letchworth Garden City was laid out by Ebenezer Howard in 1903, pioneering his Garden City principles. It is located in Hertfordshire, 32 miles north of London.

### Urban Form

- » Letchworth was laid out in a more radial pattern than Welwyn City, with a larger formal green centre. The block structure radiates out from the centre, with the Broadway well defined with mature trees.
- » Larger development blocks can accommodate allotments or communal gardens. The largest block accommodating a primary school and playing fields.
- » Block structure is largely defined by straight roads, with occasional meandering streets.
- » Density radiates out towards the countryside, this creates a greater transition between open green space and built form. Employment is located in the northeast of the area.
- » Narrow streets and walkways connect blocks and offer movement through the area, such as Gernon Walk.

### Built/Plot Form

- » Set back vary along streets, creating visual interest avoiding repetition.
- » Houses range from detached, semi-detached and terraces. Terraces are found in no more than groups of 3 or 4.
- » Large private rear gardens feature across Letchworth, dwellings are based on a large plot.
- » Streets are not as wide as further developments with garden city principles.

### Car Parking

- » Parking is frequently provided on plot. This has been accommodated by large front gardens.
- » There is some on street parking along wider streets; they are often allocated within the street scene.

### Open Spaces

- » Incidental green spaces are often created along streets where the set back varies in the building line.
- » There are communal gardens in some of the larger blocks, or spaces that incorporate allotments.
- » A central formal green space is centred within the settlement.

### Details and Materials

- » Architecture is of an arts and crafts style. Commonly exhibiting red brick, natural renders and red or grey roof tiles.
- » Dwellings vary in style to create interest and individuality.
- » Boundary treatments are commonly mature hedges.

### Key Design Influences

- » A formal green space within the centre of the development.
- » Incorporation of allotments and a design approach based around productivity.
- » Density which radiates out towards the open countryside to ease the relationship of built environment to open green space.
- » A multifunctional green spine flowing through the development.
- » Differentiation in building set back to create incidental green spaces.



## Character Area Three: Hampstead Garden Suburb

2.8.5. Hampstead Garden Suburb is located in northwest London and was designed by Raymond Unwin in the early 20th century. The Garden Suburb is based upon the wider principles of Ebenezer Howards Garden Cities; however the area is well integrated with surrounding communities.

### Urban Form

- » A block structure formed around a formal Central Square, with a radial structure focussed on the central area.
- » There are strong links to the surrounding communities with linear main routes creating ease of movement.
- » A distinctive urban form is created with a variation in block size and structure.
- » Gentle curving streets enhance movement towards central areas and towards existing communities.
- » Some larger blocks feature interior communal gardens or closes.
- » Formal street planting features across the suburb, with more prominent trees located along key routes.

### Built/Plot Form

- » Formal central areas and high streets are commonly up to 3- 4 storeys.

- » Residential areas are commonly 2 storeys with occasional 2 ½ storeys dwellings.
- » Grouped semi-detached and detached dwellings feature along streets at different set backs to create variation in the street. Dwelling are grouped in 3 or 4's, with many groups arranged to command views along streets.
- » Predominant buildings are groups of buildings are located at the entrances of the suburbs, at movement routes from existing communities.
- » Street width varies across the suburb in accordance to structure. Grass verges feature along streets with mature trees, separating building frontages and the street.

### Car Parking

- » Parking is accommodated to the front of most dwellings, accommodated by large front gardens.
- » Street width also accommodates on street parking.

### Open Spaces

- » Central Square is set to the centre of the suburb, a formal green space which the structure navigates towards.

- » There is a strong relationship to wooded areas 'Big Wood' and 'Little Wood' with rear gardens backing on to them.
- » There are occasional formal and informal green spaces along routes, and offered in front of set back buildings.

### Details and Materials

- » Hedgerows are common across the neighbourhood. Larger boundary walls are located towards the south of the suburb.
- » Materiality is common across the neighbourhood, featuring red bricks, white renders and red and grey roof tiles.
- » There are varied details across dwellings to create an individual character. Windows close to the eaves are a common feature, along with stacked chimneys.

### Key Design Influences

- » Parking accommodated on plot with integrated on street parking.
- » Predominant buildings located at access points.
- » Formal street tree planting along prominent routes.
- » Enhanced links towards existing communities.



Opposite: Aerial view - Hampstead Garden Suburb



## Character Area Four: Milverton

2.8.6 Reference can be taken from the immediate context of the site. To the south of the site, there is a variety in urban form derived from different eras. Reference can be made to west of Old Milverton Road housing in Milverton and the streets of Beverley Road and Northumberland Road.

### Urban Form

- » There is a variety in urban form to the south of the site, derived from a variety of development eras. Strong linear forms planned in the 19th century are evident at Northumberland Road. The route has a strong green character, with formal tree planting and a road width of 10m.
- » Beverley Avenue features a distinctive tree lined central green avenue. The two roads offer formality at the entrance to Leamington Spa town centre.
- » Much of the later development, such as the 1970's housing off Old Milverton Road and later infill demonstrate an urban form of spine roads and cul-de-sacs.

### Built/Plot Form

- » There is a variation of built and plot form across the area. The grander Northumberland Avenue is characterised by large Victorian detached villas with modern infill up to 2 ½ storeys. Large plot sizes feature, with long rear and front gardens.
- » 1970's development to the west of Milverton is predominately detached and 2 storeys.
- » Large front and rear gardens feature, with limited boundary treatments to the front as large front gardens define private space.

### Car Parking

- » Car parking is predominately accommodated on plot across the immediate context.
- » 1970's housing accommodates parking to the front of dwellings on plot, with side or integrated garages.

### Open Spaces

- » Informal green verges feature within around the 1970's residential area, some demonstrating SLOAP (space left over after planning). Wider green verges located along Old Milverton Road separate development from the key route.
- » Formal green space is located along Beverley Road, centred within the avenue with formal mature tree planting.

### Details and Materials

- » The villas of Northumberland Road are predominately slate roofs with tall chimney stacks.
- » Materiality is common across age range of developments in the area. 1970's residential area is characterised by red brick, with neutral renders, stone and timber facades.

### Key Design Influences

- » Distinctive tree lined streets creating a strong sense of place.
- » Generally straight streets and gentle curving routes.
- » Large front and rear gardens, with car parking accommodated on plot.
- » Wide primary routes with green verges.



*Housing west of Old Milverton Road*



*Central Avenue, Beverly Road*



*Tree lined Northumberland Road*





- 01 On-plot car parking
- 02 Larger plot sizes
- 03 Large front and rear gardens
- 04 Spine roads and cul-de-sacs

Tissue study- Housing to the west of Old Milverton Road



Aerial View of 1970s residential development at Milverton



- 01 Tree lined streets
- 02 Wide and legible primary route
- 03 Formal green space
- 04 Detached houses with long back gardens
- 05 Gently curving streets

Tissue study - Housing off Northumberland Road, Beverly Road and Woodcote Road



Aerial View of Northumberland Road and Beverley Road

## Character Area Five: Lillington

2.8.7. Lillington is located to the northeast of Leamington town centre. Formerly a village, it was enveloped into the urban extent of Leamington Spa. The area is predominately made up of semi detached houses post 1935.

### Urban Form

- » The area is largely made up of long linear blocks, with street lengths reaching up to 500m.
- » Large block structure also incorporates smaller cul-de-sacs. 'L' shaped blocks also create interest in the street scene.
- » Lower density towards open countryside, with detached dwellings fronting on to the route.
- » Wider indents feature within the street which add interest in the street scene.

### Built/Plot Form

- » Road widths are generally wide. Lime Avenue features wide green verges and wide footpaths. Street width can also accommodate on street parking.
- » There is a strong corner treatment on blocks, with semi-detached dwellings featuring at the corner of blocks. This turns the corner of the block effectively.

- » The area is predominately two-storey, semi-detached built since 1935. There are also higher density Victorian terrace streets.
- » Semi-detached dwellings accommodate large plot sizes which incorporate front gardens with parking and long rear gardens.

### Car Parking

- » Cars are accommodated on plot to the front of dwellings. Garages commonly feature to the side of properties.
- » Victorian terrace streets feature on street parking.

### Open Spaces

- » Pitches and recreational spaces are found in the area including play facilities.
- » Informal green verges along key routes.

### Details and Materials

- » Small hedgerows and small bricks walls are common boundary treatments.
- » Materiality is common across the neighbourhood, with dwellings characterised by exposed red brick, neutral renders, pebbledash or red tiling.
- » Door and window detailing features on 1930's dwellings along Kinross Road.

### Key Design Influences

- » Long linear blocks which respond to the context of the site and the local character and create distinctive streets.
- » Long rear gardens and front gardens, with parking accommodated on plot to the front or side of dwellings.

- » A mixture of predominantly two storey detached and semi-detached dwellings.
- » A set back building line and indents within the street can add interest to the street scene with tree planting featuring in the centre.



Tissue study- Lillington



*Aerial view - Lillington*



*Tree-lined Avenue*



*Largely semi-detached and detached houses*



*Wide roads and green verges*





### 3. SITE ANALYSIS

## 3.1. SITE ANALYSIS

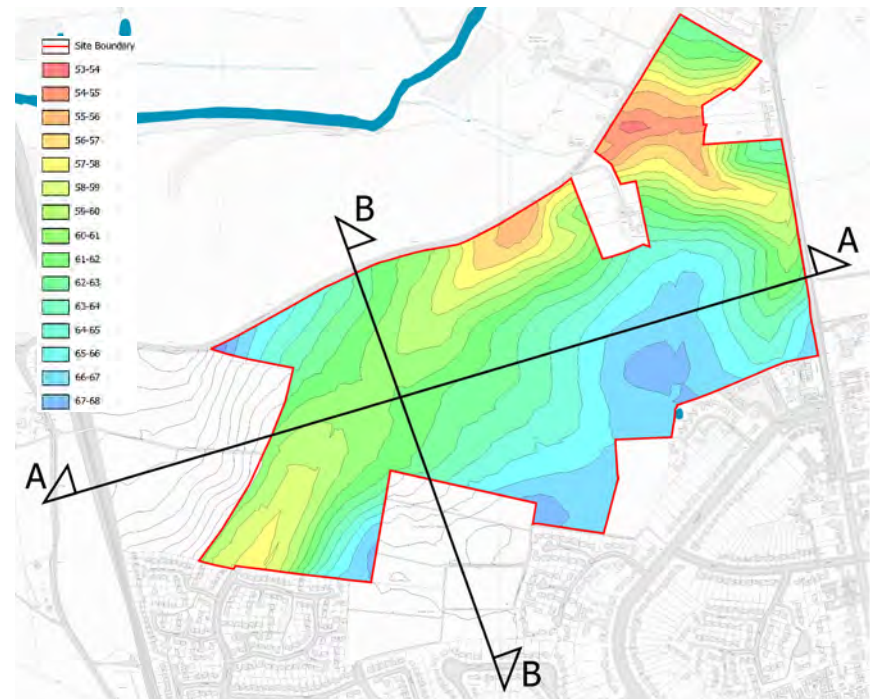
A comprehensive analysis of the site has been undertaken and the findings have been evaluated to identify key constraints and opportunities relevant to the development of the site. This will ensure that the development is as responsive to the site as possible and will help enable delivering a development with a strong sense of place.

### Topography

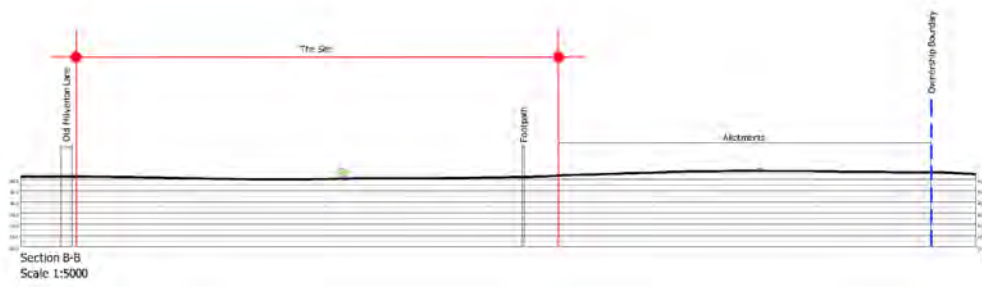
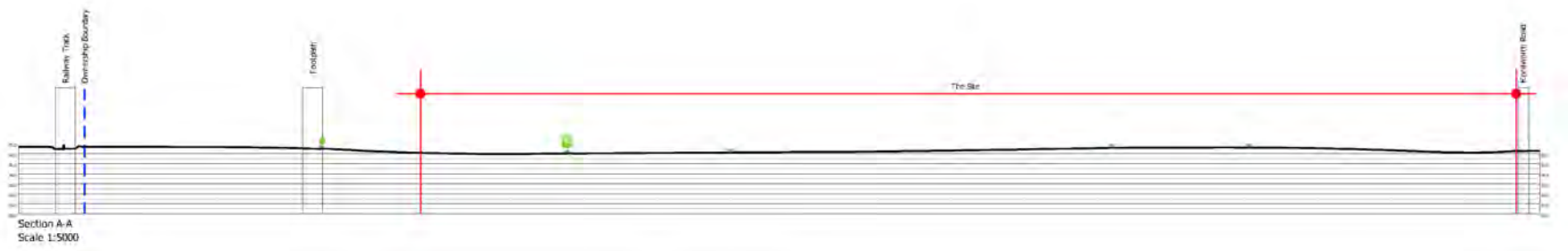
3.1.1. The site falls within a wider landform characterised by an undulating topography which is associated by the River Avon to the north of the site and its tributaries. To the immediate north of Sandy Lane the land falls sharply towards the River Avon.

3.1.2. The site itself generally decreases from a high point of 70 AOD at the southern boundary towards the centre of the site. Here a shallow depression bisects the land on a north easterly/south westerly axis at approximately 60 AOD. To the north east of the site the land falls towards the stream.

3.1.3. In visual terms, the south side of the site lies on higher ground where it meets existing development, mitigation of the effects on views to and from the open countryside should be considered. Views to the surrounding context are also formed by higher ground within the site. There is however restricted inter visibility between the site and the village of Leek Wotton in the northwest.



Residential settlement around Guys Cliffe Avenue



View from the lowest point of site on Sandy Lane



View towards Sandy lane farm

## Access & Movement

3.1.4. The A452 at the site frontage (Kenilworth Road) is a single lane distributor road of approximately 7.3m in width with street lighting and a single 1.5m wide footway provided along its eastern edge. The A452 provides strategic connections to national and regional destinations and connects with Leamington Spa, Warwickshire and the West Midlands.

3.1.5. Sandy Lane, forming the northern boundary of the Site is a rural lane linking the A452 and Old Milverton. This link directly adjoins the boundary of the Site. The line of a track and public footpath runs through the site from Old Milverton Road eastwards, crosses the railway line via a bridge at the western extent of the site and routes to Bamburgh Grove.

3.1.6. Guy's Cliffe Avenue connects directly to the site on the southern boundary. Guy's Cliffe Avenue is a local residential road which links the Site to Leamington Spa town centre, approximately one mile to the south east of this boundary.

3.1.7. There is an existing pedestrian connection to the allotments on Windermere drive, to the south of the Site. Windermere Drive connects onto Beverley Road and Guy's Cliffe Avenue. There is a potential access to the site through

a vacant plot on The Fairways. This is a minor residential road leading off Beverley Road.

3.1.8. There is an existing allotment access via a narrow track leading off Northumberland Road. This track allows vehicular access to the allotments currently and runs behind houses on Fairhurst Drive.

### Public Transport

3.1.9. There are a number of existing bus services in operation along the A452 Kenilworth Road to the east of the site including the service number 12, X17, U1/U2/U12/U17 and X18. These services provide fast and frequent services to Leamington Spa Town Centre, Warwick (including the University), Coventry and Kenilworth.

3.1.10. There are existing bus stops on the A452 Kenilworth Road to the north adjacent to Oak Bank House and to the south adjacent to Northumberland Avenue.



Public transport facilities on Kenilworth Road



Kenilworth Road



## Landscape & Ecology

### Landscape

3.1.11. The site itself comprises a network of partially enclosed arable fields surrounded by mature hedges which contain a number of mature trees. Some existing hedgerows and hedgerow trees are worthy of retention. The site is gently undulating with high points in the north- west corner and south east boundary between which lower lying land runs. The southern part of the site extends into the built area of Milverton and is given over to allotment gardens and paddocks. The area of allotments and paddock totals approximately 9.8 hectares although only approximately half of this is given over to well-used allotment gardens with the remainder being extensive poorly maintained paddocks, rough land and overgrown vegetation.



*On site pond by allotments*

3.1.12. The location of boundaries with stronger vegetation have been illustrated on the Landscape and Ecology Plan and could be incorporated into a sensitively conceived masterplan.

3.1.13. In visual terms, the site largely lies over sloping ground. The southern side of the site, following the existing settlement, lies on higher ground and would require sensitive landscape treatment in order to mitigate the effects on views to and from the open countryside. The site lies on sloping land and, as such, existing long distance views from the open countryside to the north currently include the rear boundaries of existing development at Milverton. There is restricted intervisibility between the site and the village of Leek Wootton, lying to the north west of the site, with filtered views towards the Site.



*Existing hedgerows with Oak trees*



*Pond near Sandy Lane*

## Ecology

### Habitats

3.1.14. The proposed development site is predominately intensive agricultural land dominated by several large arable fields. These are divided by hedgerows that are generally species poor and dominated by hawthorn, although the majority of the hedgerows include several semi-mature, mature and/or veteran trees including oak, ash, and sycamore. Areas of scrub, scattered tall ruderal and the occasional seasonally wet ditch are also present.

3.1.15. Two areas of standing open water occur within the site, including a medium sized pond dominated by dense emergent vegetation. The pond/reedbed area is connected to a narrow stream which runs in a westerly direction through the northeast corner of the site. A medium sized pond is also present alongside a hedgerow within the arable field immediately to the north of the allotment area.

3.1.16. The intensively managed farmland is of limited ecological value. However, the mature trees, hedgerow network, ponds, stream and associated wooded area are all considered to be ecological features of local value.

### Wildlife Site Designations

3.1.17. A desktop biological records search has been conducted covering the site and adjacent land. Warwickshire Biological Records Centre (WBRC) was contacted to obtain information on non-statutory wildlife sites and protected/notable species records.

3.1.18. No statutory or non-statutory wildlife site designations cover any part of the proposed development site. However, there are two SSSIs within 5km of the survey area although these are both designated for geological reasons. There are also four Local Nature Reserves (LNRs) within the search area, the nearest of which is over 1.2km from the site. No direct or indirect impacts to statutorily designated wildlife sites are anticipated.

3.1.19. With regards to non-statutory wildlife sites, 18 such sites were identified within the original search area (encompassing a 1km+ radius around the site). No Ecosites are found within the proposed development area but one such site is located immediately to the east.

### Fauna

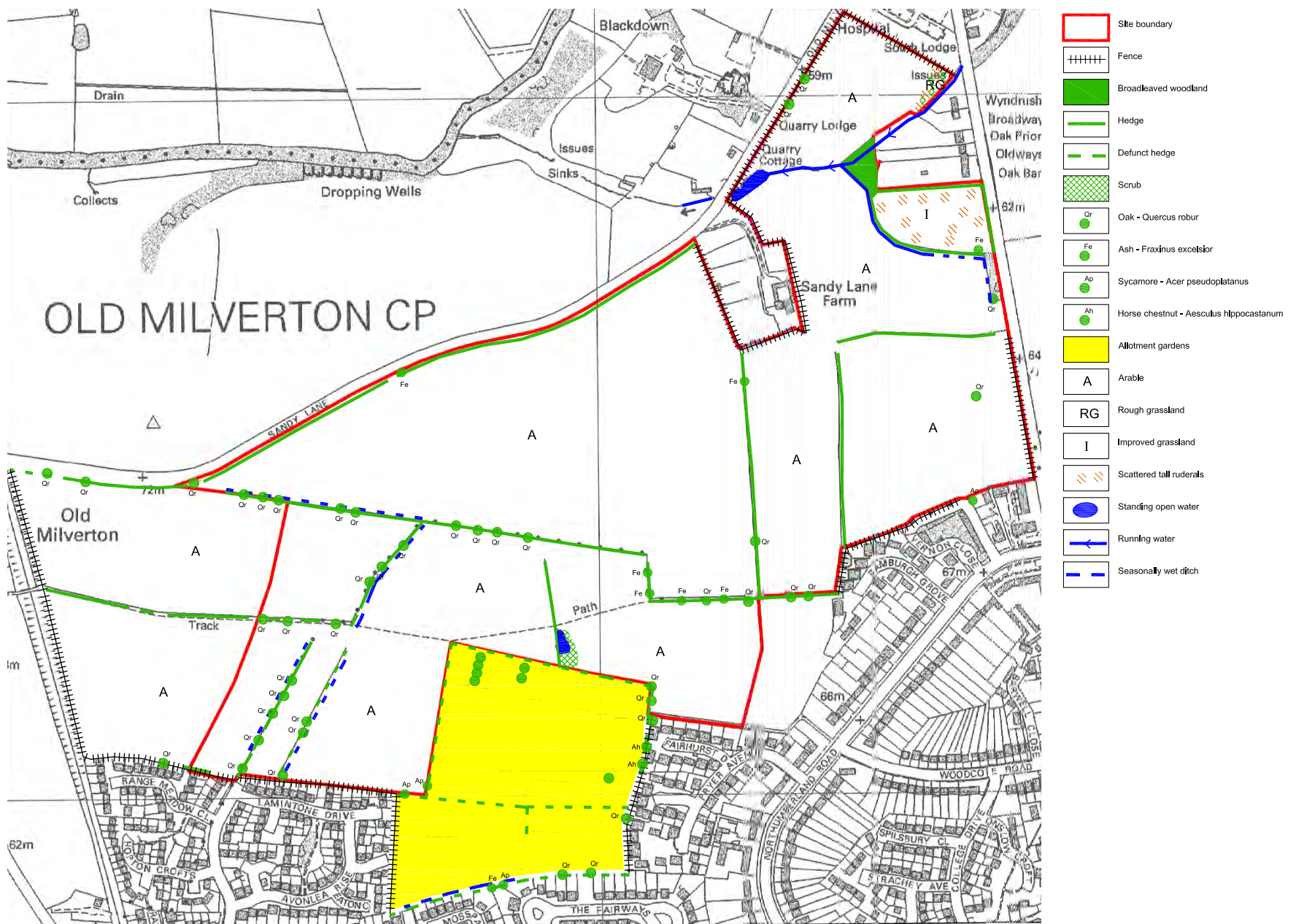
3.1.20. Two evening bat activity surveys were undertaken in June-July 2009 to record general bat usage of the site to assess the importance of the hedgerows and other features for foraging or use as bat flight lines. No evidence of bat roosts was found during the surveys. Certain hedgerows and trees were found to be utilised for foraging and commuting by bats and further work will help to establish a sensitive development approach.

3.1.21. A badger survey of the site was also carried out in 2009 and sett activity was discovered which has been considered within the master planning proposals.

3.1.22. One water vole and three otter records were provided for the search area but no evidence of any of either species was found during targeted surveys along the stream corridor in June 2009. A search for crayfish was also undertaken within the stream at the same time. Burrows are present all year round and crayfish will also take refuge in overhanging vegetation, tree roots, saturated logs etc. No evidence to suggest the presence of crayfish was found.

3.1.23. A reptile survey was undertaken within areas of suitable habitat between April and July 2009. Refugia were distributed along the rough grassland margins of the fields abutting the allotment gardens, along the rough grassland adjacent to the stream corridor and within the small, improved grassland field in the north east corner. Only grass snake was encountered and the retention of the pond and stream corridor and other landscape corridors will be beneficial for this widely ranging species.

3.1.24. A total of 19 water bodies within 500m of the site were located from Ordnance Survey maps and as a result of a ground-truthing exercise. Of these five were found to no longer exist and two were dry at the time of the assessments and during subsequent visits. Access was denied or unknown at three ponds. The remaining nine water bodies were formally assessed for their suitability to support great crested newt. Furthermore, four survey visits were made to each of the nine water bodies between April and May 2009 to assess presence or absence of this species. Great crested newt was found to be present both within the on-site pond and in ponds in the immediate and wider vicinity. The master plan has been developed with this issue in mind and includes features such as areas of terrestrial habitat, habitat connections, new water bodies, and so forth. Given the protection afforded to this species, an EPS licence will be required for this development.



## Flooding and Drainage

### Flooding

3.1.25. A small tributary of the River Avon is noted flowing through the north eastern corner of the site and the Environment Agency flood maps show out of bank flooding could occur along this route, however, the topography of the site would limit the extent of the floodplain in this area.

3.1.26. It is considered no development would be located within close proximity of the watercourse and therefore outside of the flood extents shown on the plan below to ensure all development is contained to Flood Zone 1. At a suitable time more detailed flood level data will either be sought from the Environment Agency or obtained through the completion of detailed hydraulic modelling. In any event the watercourse is not considered to pose a significant constraint to the development of the site.

3.1.27. In Flood Zone 1 all land uses are acceptable in accordance with the National Planning Policy Framework and so the proposed land uses on site are not subject to a sequential test. The primary flood risk generated by the new development in Flood Zone 1 areas is the risk posed to others by surface water runoff.

3.1.28. The River Avon is located approximately 300m to the north of Sandy Lane and Old Milverton Road. There is a tributary of the river

that flows from Cubbington to the north east of the site and under Kenilworth Road across the north eastern corner of the open space, north of Sandylane Farm before flowing under Old Milverton Road and back towards the River Avon. There are no other significant surface water features within the general site area apart from an existing pond located towards the centre of the site and some existing ditches. Ground levels appear to slope down towards the south eastern and north eastern corners of the site.

### Drainage

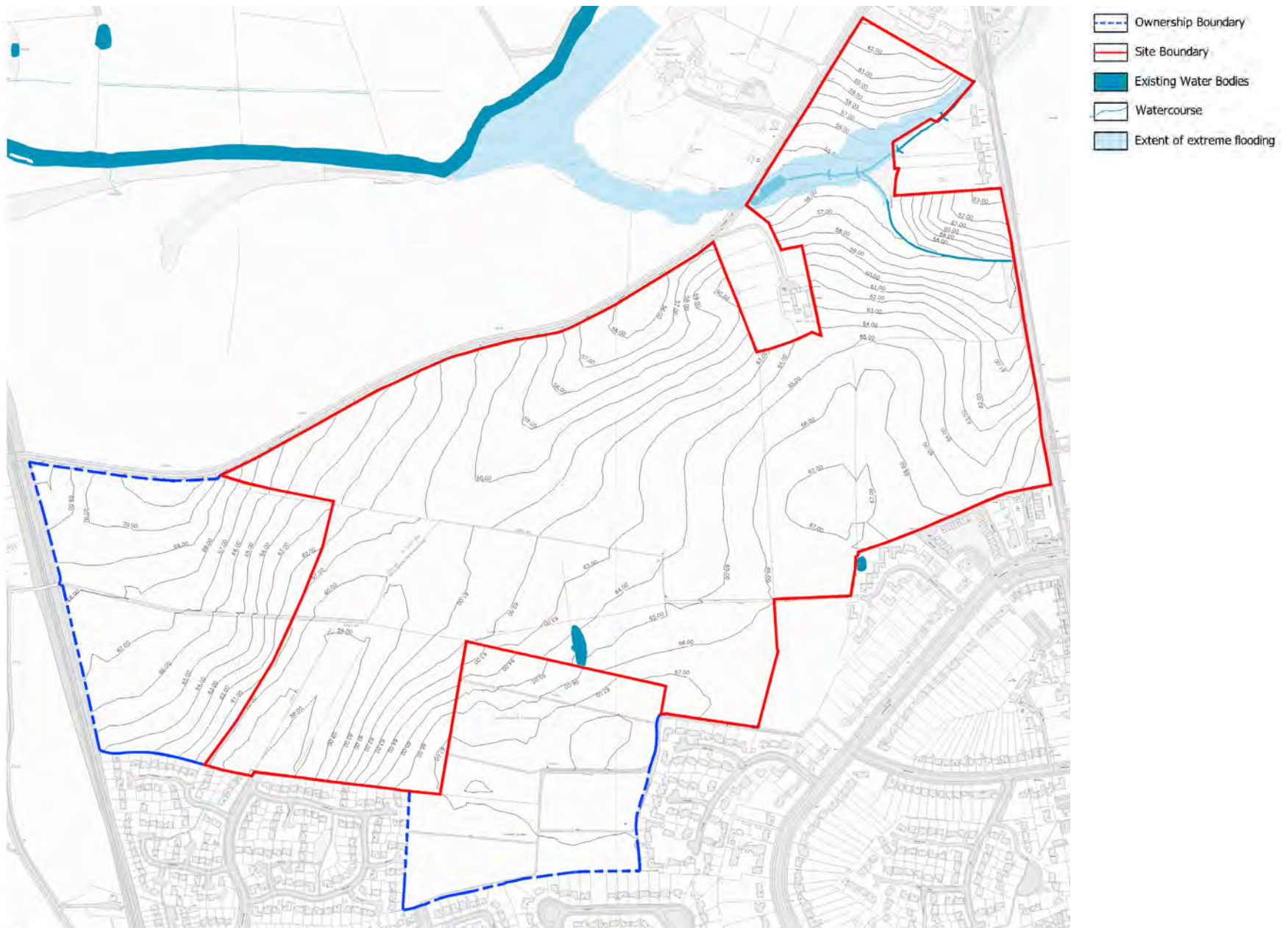
3.1.29. In accordance with Planning Policy Statement 25 and specific Environment Agency guidelines, surface water runoff from the development will be managed through an appropriate drainage system. Sustainable Drainage Systems (SuDS) will be incorporated into the overall site strategy with discharge to groundwater and on-site attenuation provided to restrict the peak flow to rates no greater than the current Greenfield rates. The masterplan indicates possible locations and sizes for attenuation basins in areas of POS, some of which would only be required during the most extreme event. The final drainage scheme will be developed through liaison with the Environment Agency, Severn Trent Water and the local authority to ensure that there is no adverse impact on any receiving systems and a suitable commitment to long term maintenance of the features



*Pond near Binswood allotments*



*Stream to north west of site*



Existing waterbodies on site

## Archaeology

3.1.30. Desk-based Assessment: An archaeological desk-based assessment has been carried out encompassing consultation of the Warwickshire Historic Environment Record (HER) and a study of historic Ordnance Survey maps.

3.1.31. No recorded archaeological investigations have been carried out within the application site however, there are significant archaeological sites and findspots within the immediate vicinity and these are listed below.

3.1.32. Prehistoric (c.10,000 BC – AD 43) and Romano-British (AD 43-400) Mesolithic flints recorded c.100m to the north a Neolithic or Bronze Age flint flake found c.25m to the south flints of Prehistoric date and at least 70 sherds of Romano-British pottery found c.200m to the north.

### Early Medieval (AD 400-1066) and Medieval (AD1066-1500)

3.1.33. No Early Medieval sites or findspots are recorded on the HER within the immediate vicinity of the site. However, there are two Medieval and later settlements are recorded to the west.

3.1.34. Areas of ridge and furrow cultivation have been identified within the site near Sandylane Farm.

### Post Medieval

3.1.35. The following sites and findspots of Post Medieval date are recorded within the immediate vicinity of the site on the HER: the former Leamington Brewery built in 1861 c.600m to the south-east the Church of St. Mark built in 1879 c.620m to the south; the railway to the west of the site; a brickworks marked c.550m to the south on an 1886 Ordnance Survey map; a forge marked c.150m to the west on an Ordnance Survey map of 1886; findspot of an 18th century gold coin c.100m to the south; and 19th century clay pipe bowls found c.500m to the south.

3.1.36. Historic Ordnance Survey maps were also accessed. In this regard the earliest consulted Ordnance Survey map dated to 1890 and this records the presence of a linear northeast-southwest aligned rifle range, visible today as a linear green space within an arable field west of the allotments (Figure 1). The allotments themselves had been established by 1925.

### Undated

3.1.37. An undated enclosure has also been identified from aerial photographs off site to the west, and an enclosure and potential pits have also been identified from aerial photographs off site to the north.

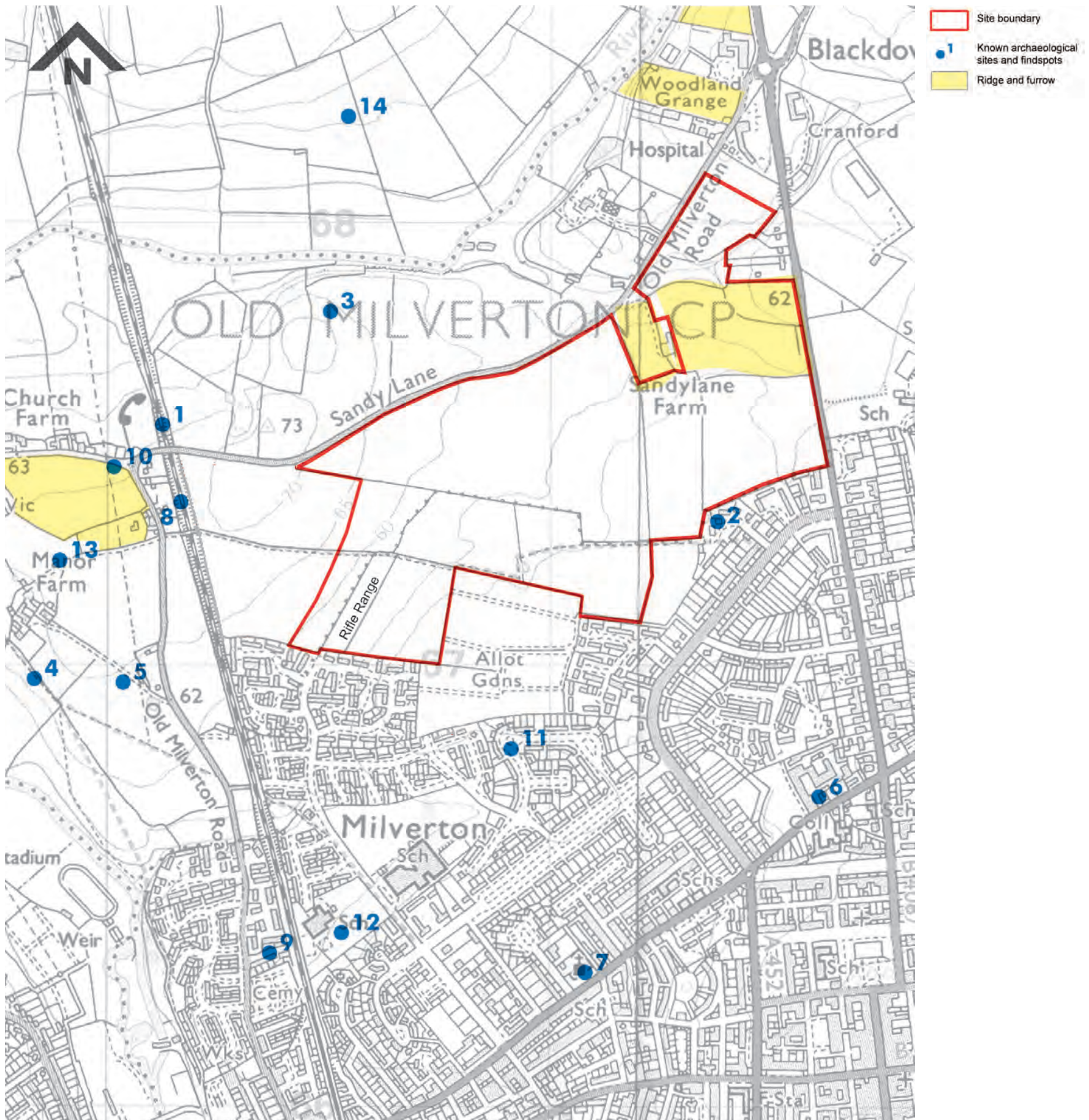
### Conclusions

3.1.38. No archaeological sites or findspots are recorded within the site boundary on the HER, although the remains of ridge and furrow cultivation have been recorded around Sandylane Farm. If these survive as earthworks they may be of historic landscape value. A 19th century rifle range is also recorded on historic maps although this is of low archaeological value. It is however of significance as a surviving element of the historic landscape.

3.1.39. In the wider vicinity Prehistoric and Romano-British artefacts have been located c.200m to the north and the quantity of Romano-British pottery may hint at the presence of a settlement here. The site also lies to the east of two former Medieval and later settlements, and to the south-east of the village of Old Milverton.

3.1.40. Therefore, although no archaeology is recorded as present on the HER, the site does lie within a landscape which has archaeological potential. In this regard consultation of pre Ordnance Survey mapping and historic aerial photographs dating from the 1940s onwards may aid archaeological interpretation.

3.1.41. Discussions will take place with Warwickshire County Council over the need for pre-determination archaeological evaluation of the site. If ground conditions permit, a non-intrusive geophysical survey of the arable fields could be carried out and, if archaeological features are identified, these could be the subject of targeted trial trenching.



Archaeological survey plan

## 3.2.

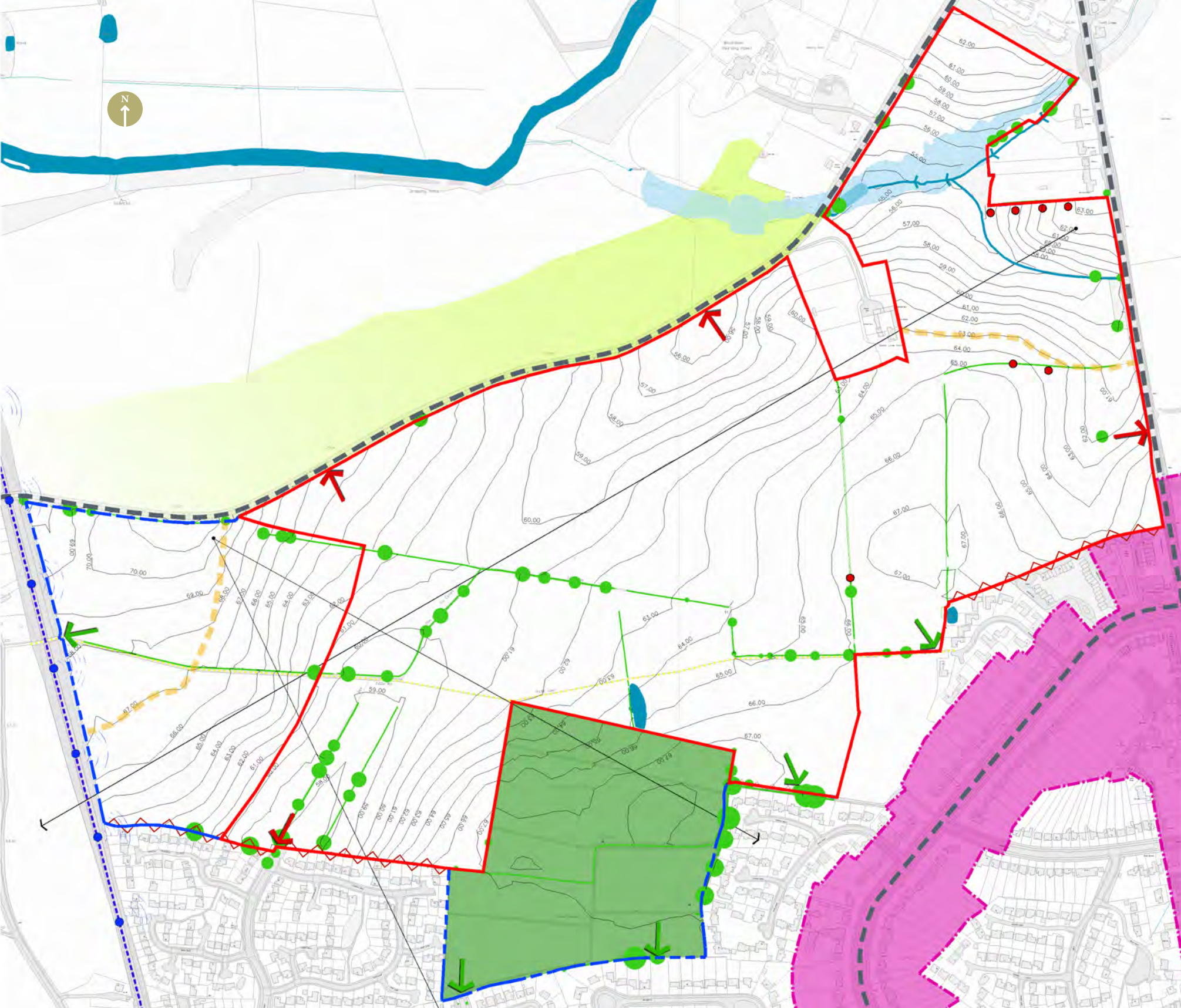
# SUMMARY OF CONSTRAINTS & OPPORTUNITIES

The previous pages have illustrated that a comprehensive analysis of the site has been compiled. A summary of these findings have been identified to address the key constraints and opportunities that are relevant to development of the site. This will ensure that the development is as responsive to the site as possible.

3.2.1. The following points provide a summary of the site constraints and opportunities which have been identified through a detailed site assessment:

- » The undulating topography of the site presents both long and short views in and out of the site. Consideration is needed to minimise the potential of harmful visual impacts. Long views are illustrated on the plan opposite which includes views towards local church spires.
- » There aren't any TPO's designated across the site, however there are numerous mature oaks trees and hedgerows that should be conserved wherever possible to enhance and maintain landscape and ecological value. The hedgerows also provide an opportunity to help structure part of the site.
- » There are existing ponds and a stream located on the site. These should be retained and enhanced. There is some extent of potential flood risk in the northeast of the site which presents an opportunity for open green space.
- » The railway line along the western boundary is in deep cut, presenting an impermeable boundary to the site. There is however an existing pedestrian link located across the railway.
- » There are some dwellings fronting onto the site with views at Vernon Close, sensitivity should be paid to this boundary. Some rear gardens adjoin the site in some locations, there is an opportunity to maximise the enclosure of existing gardens and streets.
- » Binswood Allotments should be retained on the site. There is an opportunity to relay and enhance the allotments particularly in the north.
- » Leamington Spa amenities are located within 1.8km of the site, which are within easy walking distance. Development proposals will maximise walkability around the neighbourhood and movement towards the town centre.
- » There is an opportunity to respond to the local urban grain to aid the creation of a distinctive character within the development.
- » There is an opportunity to provide new thorough route through the site from A452 , Kenilworth Road to Sandy Lane towards Old Milverton and Guys Cliffe Avenue towards south.
- » The site offers the opportunity to provide part of the proposed northern relief road between the A46 and A452 which is an aspiration of the Draft Local Plan as set out in the accompanying evidence base.
- » Long views from the site will be retained through the creation of direct routes and new landscaping.





Constraints and Opportunities plan

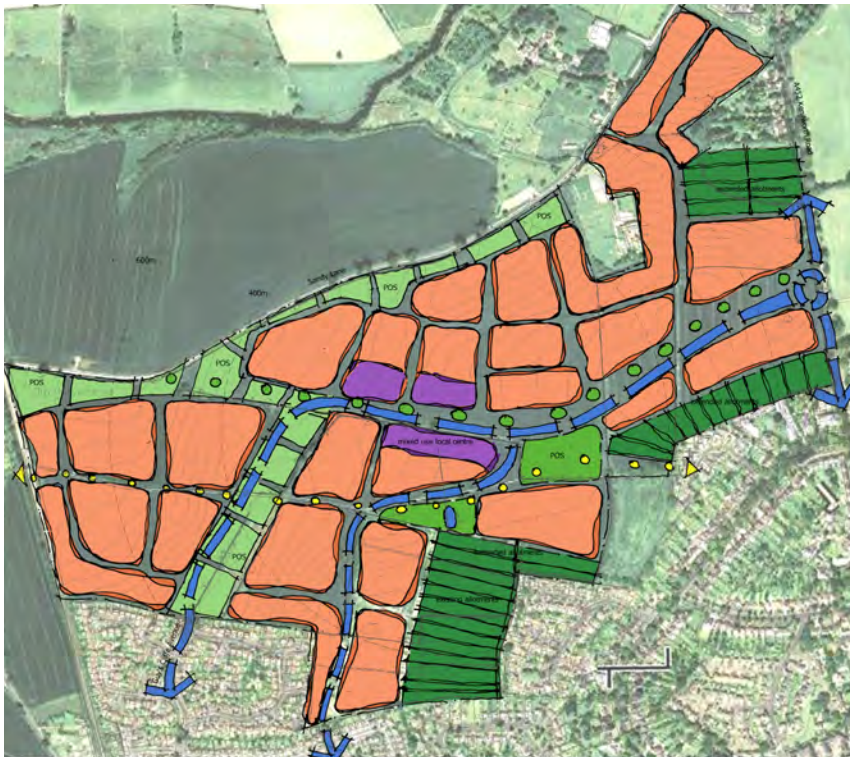
- |                                  |                     |                     |                                       |                  |
|----------------------------------|---------------------|---------------------|---------------------------------------|------------------|
| Ownership Boundary               | Existing hedgerows  | Public Right of Way | Existing dwellings with views to site | Rail noise       |
| Site Boundary                    | Existing allotments | View corridor       | Watercourse                           | Open Countryside |
| Leamington Spa conservation area | Existing road       | Ponds               | Extent of extreme flooding            | Badger sett      |
| Existing trees                   | Existing railway    | Ridge               | Rail noise                            |                  |





## 4. MASTERPLAN & DEVELOPMENT STRATEGIES





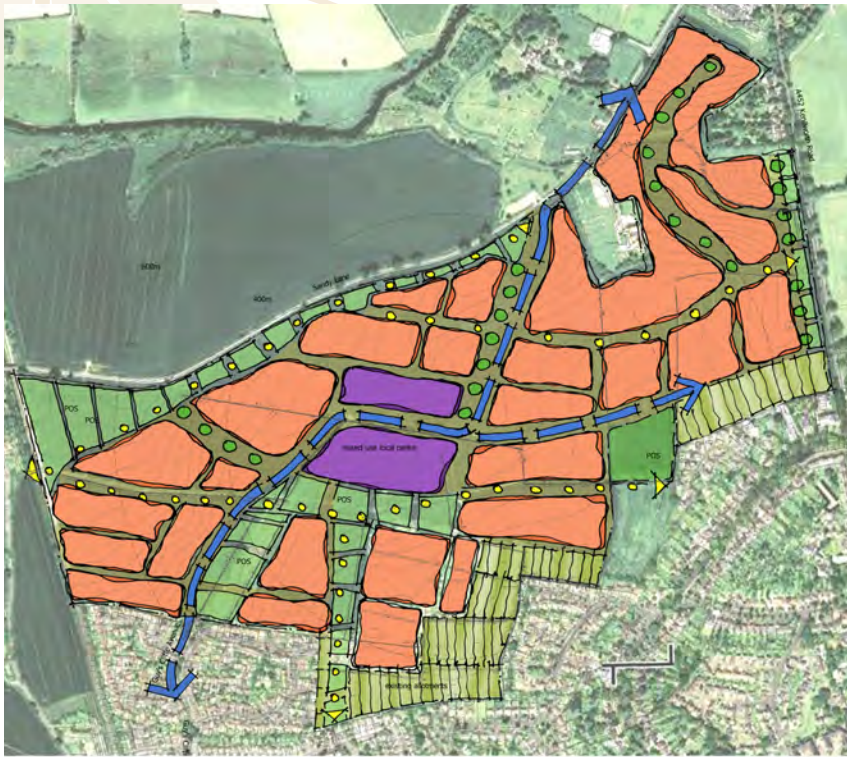
## Development Concept 2

- » Principle vehicular access from Kenilworth Road (A452)
- » Minor secondary access points from Guys Cliffe Avenue and Windermere Drive
- » Existing allotments partially retained and new pedestrian access to the development incorporated.
- » Removed allotments relocated within new development
- » Principle open space around rifle range and adjacent to allotment land.



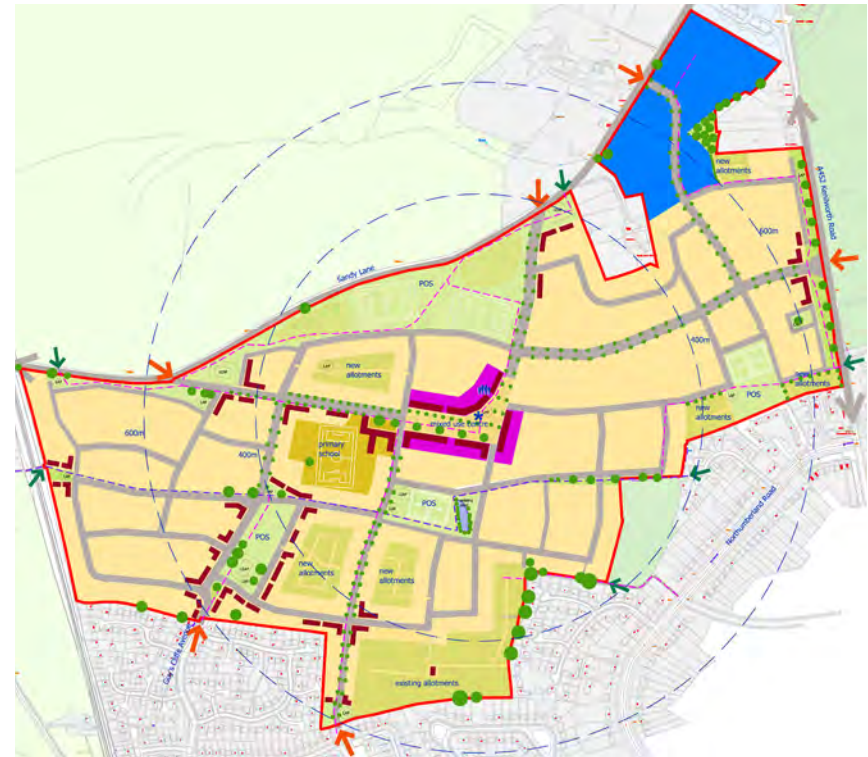
## Development Concept 3

- » Principle vehicular access from Sandy Lane
- » Minor secondary access points from Guys Cliffe Avenue and Sandy Lane
- » Existing allotments retained and new pedestrian access to the development incorporated.
- » Principle open space around the rifle range running through the centre of the development.



## Development Concept 4

- » Principle vehicular access from Sandy Lane
- » Minor secondary access point from Guys Cliffe Avenue.
- » Existing allotments partially retained and new pedestrian access to the development incorporated
- » New replacement allotments incorporated within the development
- » Principle open space around rifle range running through centre and northern edge of the development.



## Development Concept 5

- » Principle vehicular access from Kenilworth Road (A452)
- » Secondary access points from Guys Cliffe Avenue, Windermere Drive and Sandy Lane
- » Existing allotments partially retained and new vehicular access to the development incorporated.
- » Removed allotments relocated within new development.
- » Open space around rifle range and on lower density northern fringe adjacent to open land.



### Preferred option (Master plan)

4.1.3. Following the various development concept option a preferred masterplan option for the development was submitted to Warwick District Council as a part of Development Framework Document in September 2009 for their review and consideration of site.

- » Principle vehicular access from Kenilworth Road (A452)
- » Secondary access from Guys Cliffe Avenue, Windermere Drive and Sandy Lane from north
- » A separate access for the development parcel on the north east from Sandy Lane
- » Principle open space around the rifle range running through the centre and northern edge of the development.
- » New layout for allotments to the south and removed allotments replaced to north east of the site.



### Preferred option 2 (Master plan)

4.1.4. An alternate option was also submitted in line with the preferred option

- » Additional residential in the north and east of the site
- » • Retains existing landscape and movement strategy
- » • Includes a mixed use centre comprising shops, community uses, primary school, offices, and potential care home or care village around the village green.

## 4.2. DESIGN CONCEPT

Following the submission of Development Framework document in September 2009 which secured a draft allocation in the emerging Warwick Local Plan in May 2012, a new design concept was prepared in response to the WDC's preferred site area for Milverton.

4.2.1. The design concept is informed directly from the assessment of the site, its context and setting and the vision for the development set out at the beginning of the document.

### Create a sustainable garden neighbourhood to Milverton

4.2.2. The diagram illustrates how a self contained community may be created which integrates with a retained and enhanced

landscape framework, including a 'green heart' with radiating green corridors towards 'multifunctional greenway'. The compact development will benefit from good connections to the town and will enable new infrastructure links through the site. A standalone employment area is illustrated to the north-east, with a through-route linking local centre which will form a community hub and will include primary school, a care village and day-to-day retail/ community needs.

### Maximise connectivity to the town

4.2.3. The Master plan seeks to create legible links to the most direct walking and cycling routes to the town and to the most convenient public transport nodes. The creation of view corridors to key links will enhance the visual relationship with the town and reassure pedestrian of its proximity. The proposals seek to minimise the use of the private car by providing for 'containment' through provision of a balanced mix of employment, education and residential uses.

### Create a network of multifunctional green space integrated with existing waterbodies

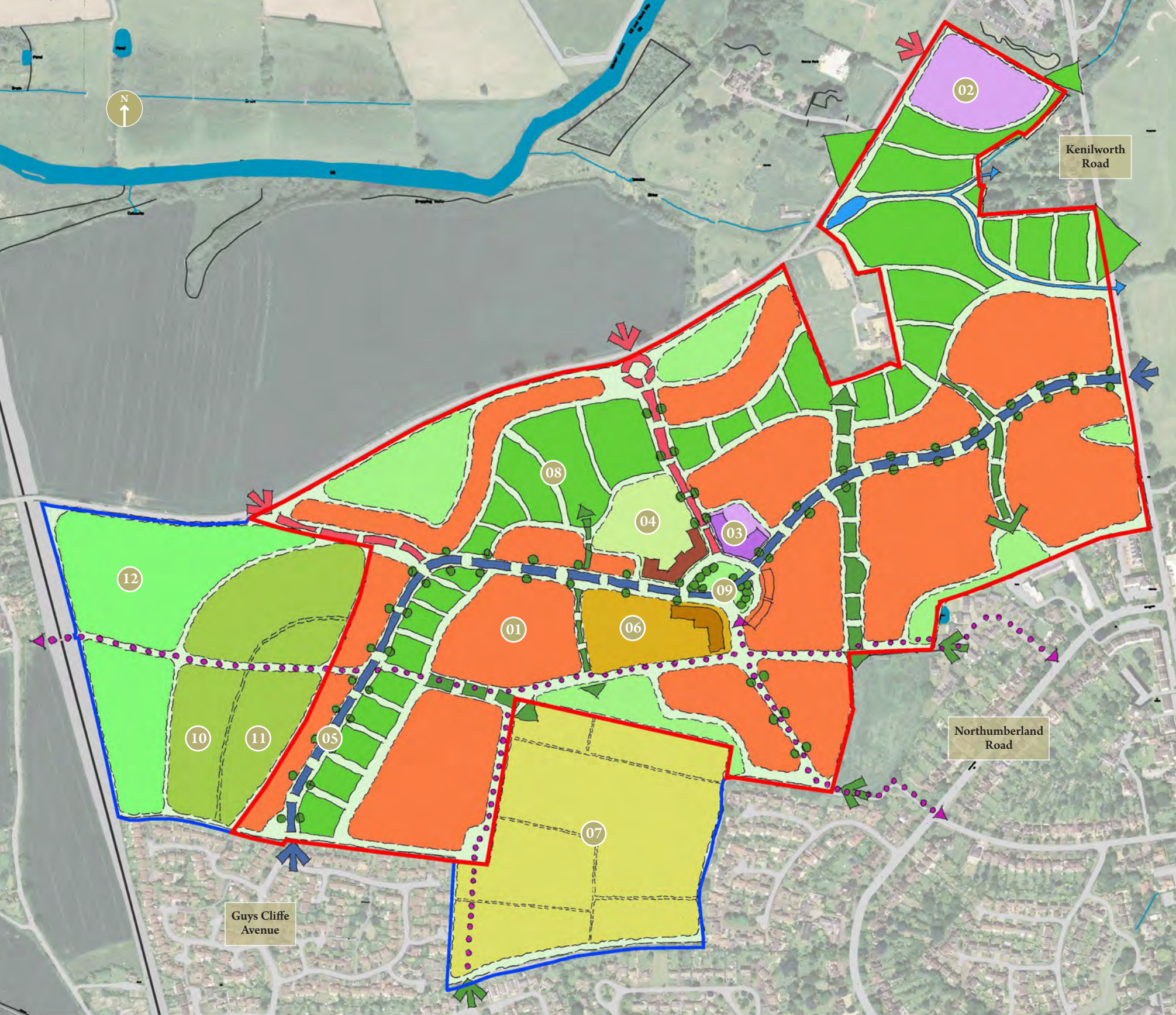
The proposed development retains and enhances existing ponds and streams to the north east and builds on existing trees and



hedgerow network running east-west through the site. A multifunctional green open space runs through the site, connecting the local centre and integrated with existing tree, hedgerows and allotments providing new areas of public open space, sport pitches, play areas and community allotments and orchards. The new spaces will respond to the setting and will provide new facilities for local food production to the wider community.



Design Concept





 Ownership Boundary  
 Development Boundary

- |                                                                                                      |                                                                                                         |                                                                                                                |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  Residential uses |  Primary Route       |  Local Centre             |
|  Employment uses  |  Care Village        |  New Community Allotments |
|  Mixed-use        |  Existing allotments |  New Community Orchards   |
|  Primary School   |  Greenway            |  Countryside Park         |

## 4.3.

# ILLUSTRATIVE NEIGHBOURHOOD PLAN

The illustrative neighbourhood plan presented here shows how a compact and integrated form of development could be provided on the site, which reflects and respects local character and settings as well as creates a new place with a strong identity and sense of place.

4.3.1. The illustrative masterplan is drawn to the full extent of site ownership area and the area outside the red line (development boundary) will be an additional green open space for the development.



4.3.2. The form, character and layout of the buildings, routes and spaces are informed by the distinctive characteristics of the site such as the topography and landscape as well as the key vision objective set out earlier in the document

4.3.3. The illustrative masterplan provides further information on the potential form of development. Development would provide approximately 33 hectares of residential land - 1000 dwellings at an average 31 dwellings per hectare and 1.5 hectare of employment land to the north-east; a 100 bed care village; a local centre together with associated facilities including a primary school and significant areas of open space. The area outside the redline immediate to the west of Guys Cliff Avenue will provide for community orchards, allotments and a countryside park and will form a green interface with the adjacent Old Milverton settlement. The existing allotments to the south will be retained and will be integrated with the new development.

- R1** Higher density housing is focused around the local centres and public transport corridor
- R2** Medium density family housing forms the body of the development
- R3** Low density housing along the development interface with countryside, green corridors and adjacent development
- 01** Local centre within a walkable distance from majority of houses
- 02** Primary school adjoining local centre and creating a community focus for the development
- 03** Care village adjoining local centre and in close proximity to existing allotments
- 04** Mix uses/shops adjoining local centre and along the primary route through the development
- 05** Dedicated employment use with good highway access and adjacent to existing non-residential uses.
- A1** Access from Guys Cliff Avenue extending on existing highway link
- A2** Main boulevard (primary route) through the site connecting Kenilworth Road to east
- A3** Kenilworth Road (A452) all vehicle access to east
- A4** Retained and integrated public right of way connecting Old Milverton to the west
- A5** New secondary tree lined route from Sandy Lane
- A6** Retained and enhanced pedestrian and cycle route from Northumberland Road
- A7** New pedestrian cycle links from Bamburgh Grove
- G1** Existing allotment gardens forms the 'green heart' of the development
- G2** 'Multifunctional Greenway' runs across the site and provides sport pitches, play area, grow patches and attenuation ponds
- G3** Existing and enhanced historic Rifle range
- G4** River Avon stream
- G5** New community allotment gardens
- G6** New community orchards
- G7** Countryside Park to form green interface with adjacent Old Milverton.



Illustrative Masterplan

-  Ownership Boundary
-  Site Boundary

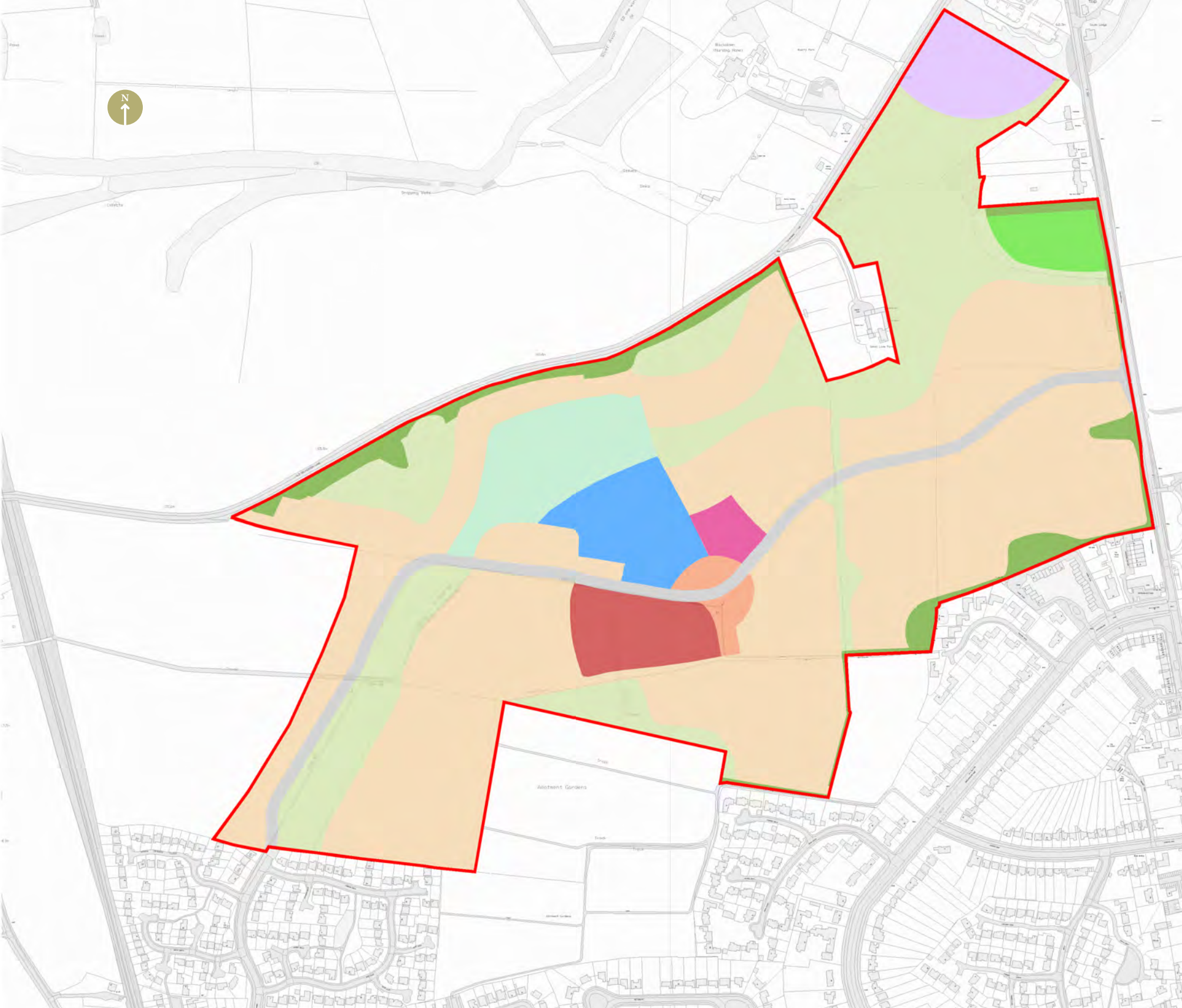
## 4.4. LAND USE

The Land Use Plan on the opposite page is based on the strategic concept set out on the previous page.

4.4.1. It shows the creation of a compact new residential neighbourhood focussed on the existing allotments to the south and existing tree and hedgerow network of the site. The proposals seek to provide for a sustainable community providing new employment, education, recreation opportunities as well as residential within a close walking distance.

4.4.2. The Concept Masterplan provides for the following quantum of land use:

- » Residential: 32.3 hectares, approximately 1000 new dwellings with a range of house types
- » 2-Form entry primary school (appx 2.2 hectares)
- » A 100 bed care village to the south of local centre with associated parking facility and landscaping
- » Employment uses: 1.5 hectares, approximately 250 new jobs generated and will provide a range of modern business premises as well as smaller premises for start up business within a walkable distance
- » Public Open Space: Over 15 hectares (including new parks, allotments and orchards) of high quality and accessible green open space in addition to existing allotments to the south.
- » New route through the site from Guys Cliffe Avenue to Kenilworth Road to the east connecting important facilities and areas of public open space.



Land Use Parameter plan

	Development Boundary	60.75Ha		Primary School	2.03Ha		Public Open Space	13.30Ha
	Residential	32.32Ha		Sports Pitches	2.77Ha		Public Square	0.61Ha
	Employment	1.71Ha		Care Village	1.73Ha		Strategic Planting	2.60Ha
	Mixed Use	0.50Ha		New Allotments	0.96Ha		Infrastructure	2.22Ha

## 4.5. ACCESS & MOVEMENT STRATEGY

The site is well positioned in relation to the local highway network to the east and north, and can be easily plugged in to the existing highways to the south and can provide direct connections to the town and wider area.

4.5.1. A package of sustainable transport proposals will be delivered as part of the proposed development and phased concurrently with the release of the land. Proposals will include public transport measures in the form of a new high quality bus service routing through the new development area along and linking up existing built up areas, the town centre and the proposed park and ride facility at Blackdown. Highway improvements will be required along the A452 Kenilworth Road and Old Milverton Lane/Sandy Lane. The site is well suited to achieve these linkages and secure high quality integration with the existing fabric of the town.

### Vehicular access

4.5.2. The figure opposite identifies four vehicular access points to the site and one stand alone direct access for employments uses.

1. The main vehicular access to and from the site will be provided from the A452 Kenilworth Road on the eastern boundary with links provided onto Old Milverton Lane/Sandy Lane and Guy's Cliffe Avenue. A new traffic signal junction will be provided on the A452 Kenilworth Road to enable easy access in and out of the site. The primary route through the site will be designed to a minimum 6.1 metre wide carriageway with the provision of new footways and cycleways where necessary.
2. The site offers the opportunity to provide part of the proposed northern relief road between the A46 and A452 which is an aspiration of the Draft Local Plan as set out in the accompanying evidence base.
3. A route through the development area linking up the A452 to the east and Old Milverton Lane/Sandy Lane to the north-west could form part of the initial section of this route with the second section heading west to the A46 delivered by WCC following receipt of suitable developer contributions.
4. The access from Guys Cliffe Avenue will form the main vehicle access through south connecting the thorough route in centre.

4.5.3. A suitable route in terms of alignment and geometry could be provided and this has been represented on the enclosed masterplan.

### Public transport

4.5.4. A new bus service is proposed which will improve the accessibility to the development site and provide new and direct connections to the town centre.

4.5.5. The service is proposed to be extended to the south of Leamington through town centre. This will provide the opportunity for a more efficient vehicle routing pattern and increase destination choice.

### Primary routes

4.5.6. A new primary route through A452 Kenilworth Road with a new signalised junction from east to Sandy Lane towards Old Milverton side and to the Guys Cliff Avenue to the south west is proposed. This will serve as the primary vehicular route through the site. All the important site facilities including school, care village and local centre will be distributed along this route. This route will be informed by the formal tree planting on either side of the carriageway.

### Secondary routes

4.5.7. A new secondary access is proposed from the Sandy Lane to serve primarily the houses on the north. This will continue south and will merge with the primary route at the local centre. These will be secondary distributary routes serving tertiary routes and originating from the primary route. They will be informed by the width of their carriageway and occasional street car parking on either side of it.

4.5.8. Key elements of the movement strategy are outlined below;

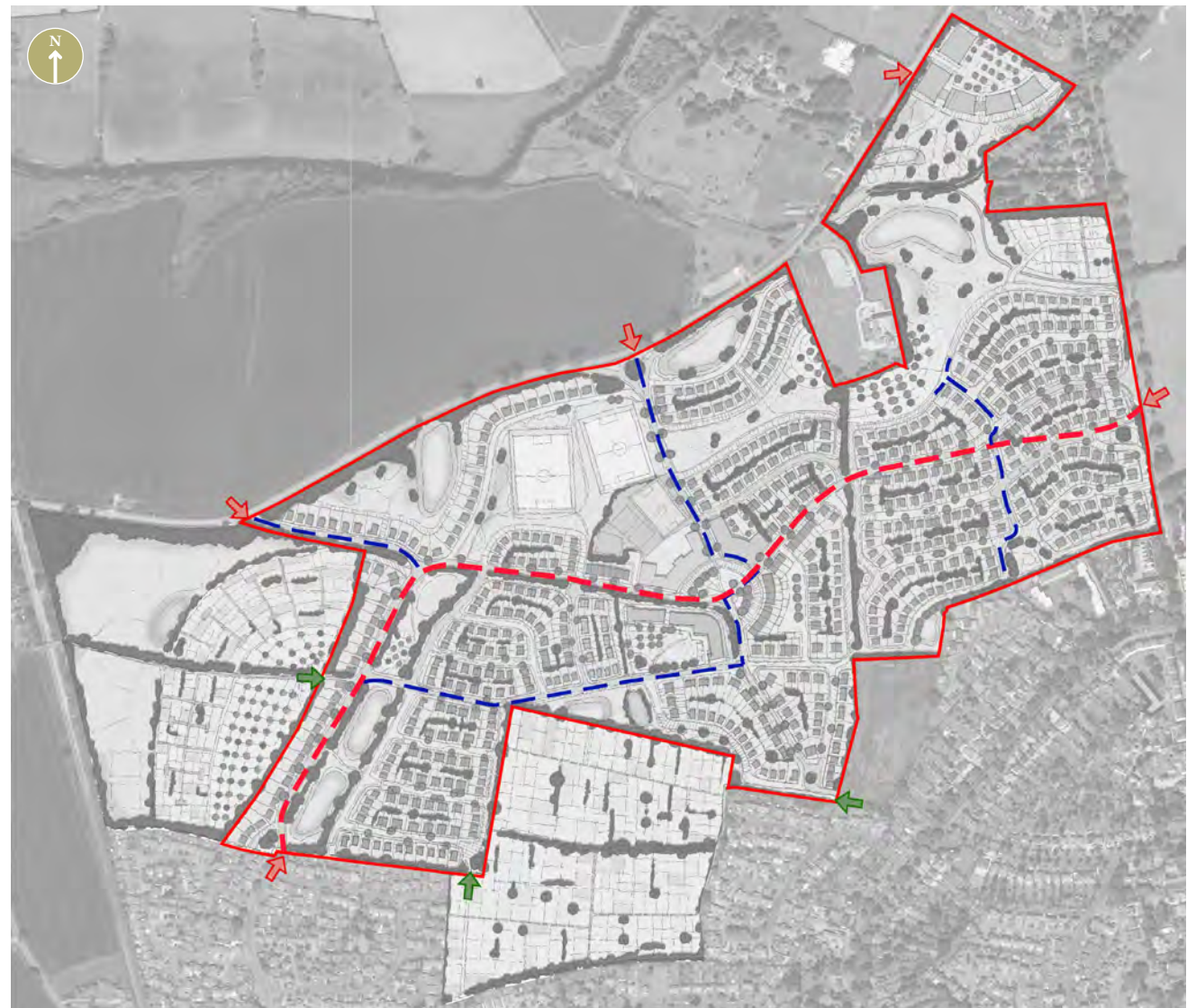
- » Pedestrian/cycle circulation is provided in the form of safe and attractive streets and spaces as well as a network of footpaths
- » The existing public right of way that bisects the site is incorporated within green space
- » Primary access road runs through the site connecting Kenilworth Road to Old Milverton Lane/Sandy Lane and Guy's Cliffe Avenue
- » Provision of high quality pedestrian and cycle links into existing residential areas and particularly onto Guy's Cliff Road to enable sustainable access to nearby schools.
- » The primary vehicular connection through the site allows the potential for diverting an existing bus route, or a new service through the site, rather than a less direct loop

» Primary pedestrian and cycle connections have been accommodated within green space where possible, to allow for dedicated cycle routes

4.5.9. Design work is being undertaken in respect of the access road and access points and this will be further informed by town-wide transport modelling which will be completed by Warwickshire County Council at a suitable time and will go to inform detailed and extensive Transport Assessment and Travel Plan documents to be provided at a later stage. The work completed to date confirms deliverable highways access solutions are available.

## Travel Plan

4.5.10. A Travel Plan will be prepared to set the overall outcomes, targets and indicators for the site, in order to help reduce the dependency on private car travel from the site and promote sustainable travel techniques. The Travel Plan will focus on the sustainable measures to be implemented by the proposed development and detail a package of measures designed to reduce the number of car borne journeys. The document will also set out the key objectives of the Travel Plan which includes a modal shift target. The Travel Plan will then be supported by subsidiary Travel Plan documents which will cover different land uses.



Access and Movement Parameter plan



## 4.6. BUS, FOOT & BIKE

The site is well positioned and is accessible by sustainable modes of transport and is within walking and cycling distances to local services and facilities. In addition to this it is within 20 min walk from Leamington Spa town centre facilities.

### Bus:

4.6.1. Accessibility from the site to public transport is good, with bus services travelling along Kenilworth Road (A452) serving regional destinations of Coventry and Warwick as well as stops for the local 'Unibus' service providing access to Leamington Spa and Warwick University.

4.6.2. The proposed new access from the A452 provide the opportunity to deliver public transport routes through the site ensuring the full extent of the proposed development is located within 400 metres of a bus service. Routes will be direct and bus priority measures can be provided where required to ensure services maintain a high frequency.

4.6.3. The viability of extending, diverting and increasing the frequency of these existing routes and services is to be discussed with Warwickshire County Council and considered in further detail at a suitable time. It will be important to ensure appropriate infrastructure is provided to enable safe access and egress from buses and to encourage use of these services. Facilities should include bus priority links, bus shelters, raised kerbs and easily accessible real-time information, so that trip planning is simple and this should include information about routes, clear signing along routes, and clear up to date information at public transport stops.

### Summary of the proposal

- » Proposed new A452 access can be used as a potential bus route through the site linking Leamington Spa town centre via Guys Cliff Avenue
- » Provides sustainable mode to and from town centre and wider area
- » Good alternative to private car
- » Route through site – less requirement for residents to travel off site for bus service

### Walking

4.6.4. Pedestrian access will be provided at frequent key points in order to maximise the use of existing footpath and footway links. Pedestrian needs will also be considered at all vehicular access points to ensure that final designs enable rather than disable travel choice.

4.6.5. In order to deliver safe and comfortable walking conditions within the site and to the wider area, the proposed development will:

- » Ensure that local amenities are accessible to pedestrians from the development, thereby reducing the need to travel by car.
- » Provide well-connected pedestrian networks to ensure the permeability of the site for pedestrians. This should involve providing clear and direct links for pedestrians to facilities within the site and to existing footpaths in the adjacent Leamington urban area.
- » Prioritise pedestrian safety through the provision of, for example, street lighting, wide, safe pavements and good street design.
- » Ensure that design takes into account the needs of those with impaired mobility.

### Cycling

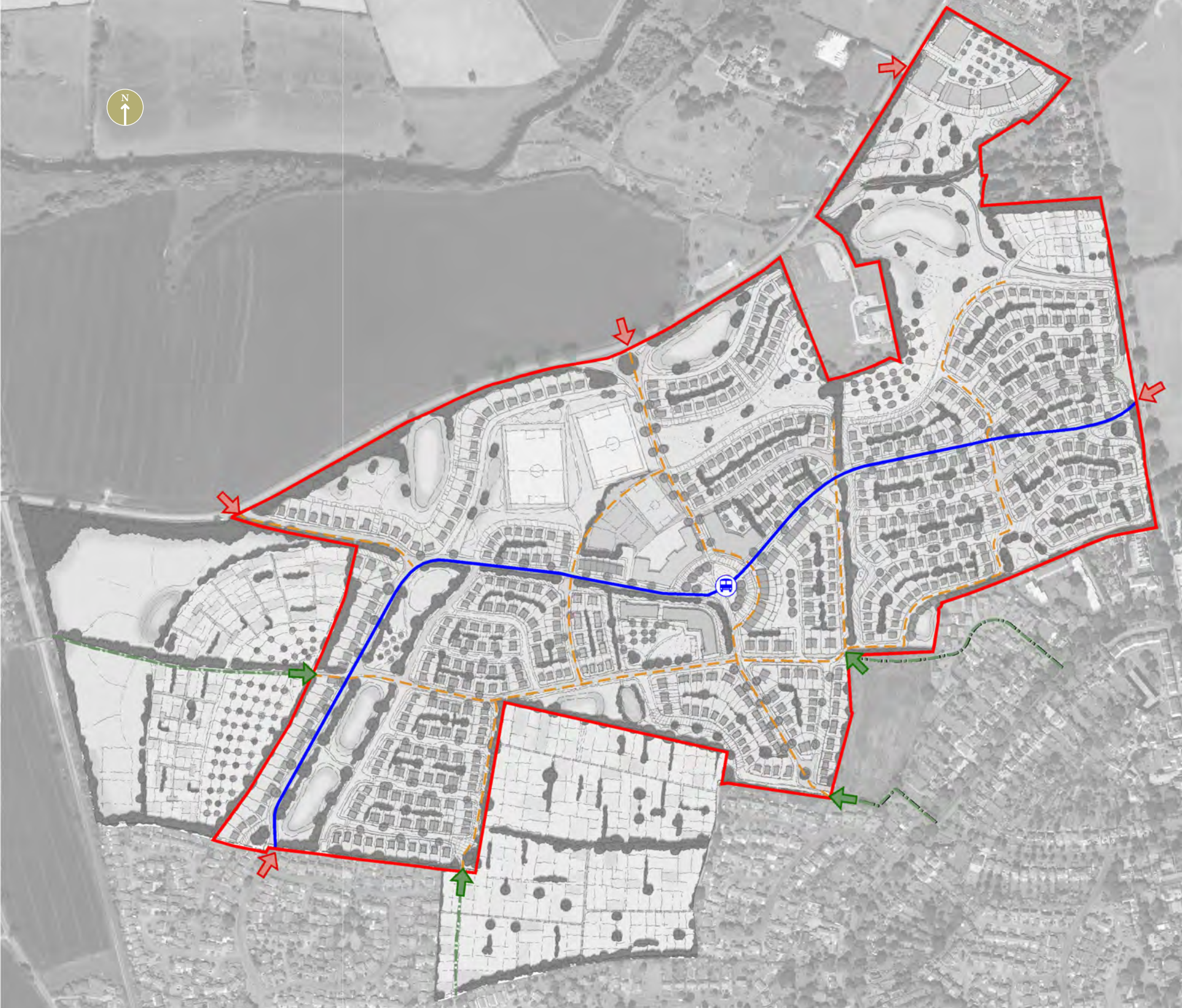
4.6.6. Measures to promote cycling and to maximise the visibility and attractiveness of routes will be incorporated into the site design, including:

- » Coordinating cycle routes as appropriate with the pedestrian networks outlined above.
- » Road layout designed to help ensure a safe environment for cyclists.
- » The provision of adequate cycle parking/storage within the new development.

### Public Rights of Way

4.6.7. There is a public right of way which runs through the site from Old Milverton eastwards, crosses the railway line via a bridge at the western extent of the site and routes to Bambergh Grove. This will be retained and will be integrated within the new movement network.





Pedestrian and Cycling Parameter plan

- |                                                                                                                  |                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  Development Boundary         |  Pedestrian/Cycle Only Access |
|  Proposed Bus Route           |  All Vehicle Access           |
|  Pedestrian/Cycle Only Access |  Pedestrian/Cycle Routes      |
|  All Vehicle Access           |                                                                                                                  |

## 4.7.

# FLOOD RISK & DRAINAGE STRATEGY

The majority of the area to the north outside the site is located in Flood Zone 1 as shown on the Environment Agency flood map. However a small tributary of the River Avon is noted flowing through the north eastern corner of the site and the Environment Agency flood maps show out of bank flooding could occur along this route.

4.7.1. For the purpose of the current master plan design it is considered no development would be located within close proximity of the watercourse and therefore outside of the flood extents shown on the plan below to ensure all development is contained to Flood Zone 1. At a suitable time more detailed flood level data will either be sought from the Environment Agency or obtained through the completion of detailed hydraulic modelling completed by the developer. In any event the watercourse is not considered to pose a significant constraint to the development of the site.

4.7.2. In Flood Zone 1 all land uses are acceptable in accordance with the National Planning Policy Framework and so the proposed land uses on site are not subject to a sequential test. The primary flood risk generated by the new development in Flood Zone 1 areas is the risk posed to others by surface water runoff. The site is currently agricultural farm land and the development will increase the amount of hardstanding across the site to approximately 60% of the site area. This breaks down as follows:

**Draft allocation @ 47.4ha = 28.44 ha**  
**Full site area @ 83ha = 49.8ha**

4.7.3. This will generate significantly larger flows and volumes of runoff which will need to be attenuated within the site boundary using appropriate Sustainable Urban Drainage techniques.

4.7.4. The surface water drainage arrangements for any development site should be such that the volumes and peak flow rates of surface water leaving a developed site are no greater than

the rates prior to the proposed development. For new development, it may be necessary to provide surface water storage and infiltration to limit and reduce both the peak rate of discharge from the site and the total volume discharged from the site.

4.7.5. Details on each catchment area are outlined in the table below.

4.7.6. A number of ponds are likely to be required across the full site area with up to 6 ponds being provided as part of the land shown in the draft allocation. In addition to the ponds swales could be incorporated into the development area and their location and size will be considered further in due course however the land use framework of the site allows for these additional features to be provided.

4.7.7. In order to prevent an increase in flood risk to adjacent land and downstream of the site it will be necessary to restrict the surface water discharge from the development to the equivalent  $Q_{bar}$  Greenfield runoff from the site. Therefore the site will provide betterment

by reducing the run-off during extreme storm events and over 60% betterment is provided for each catchment area.

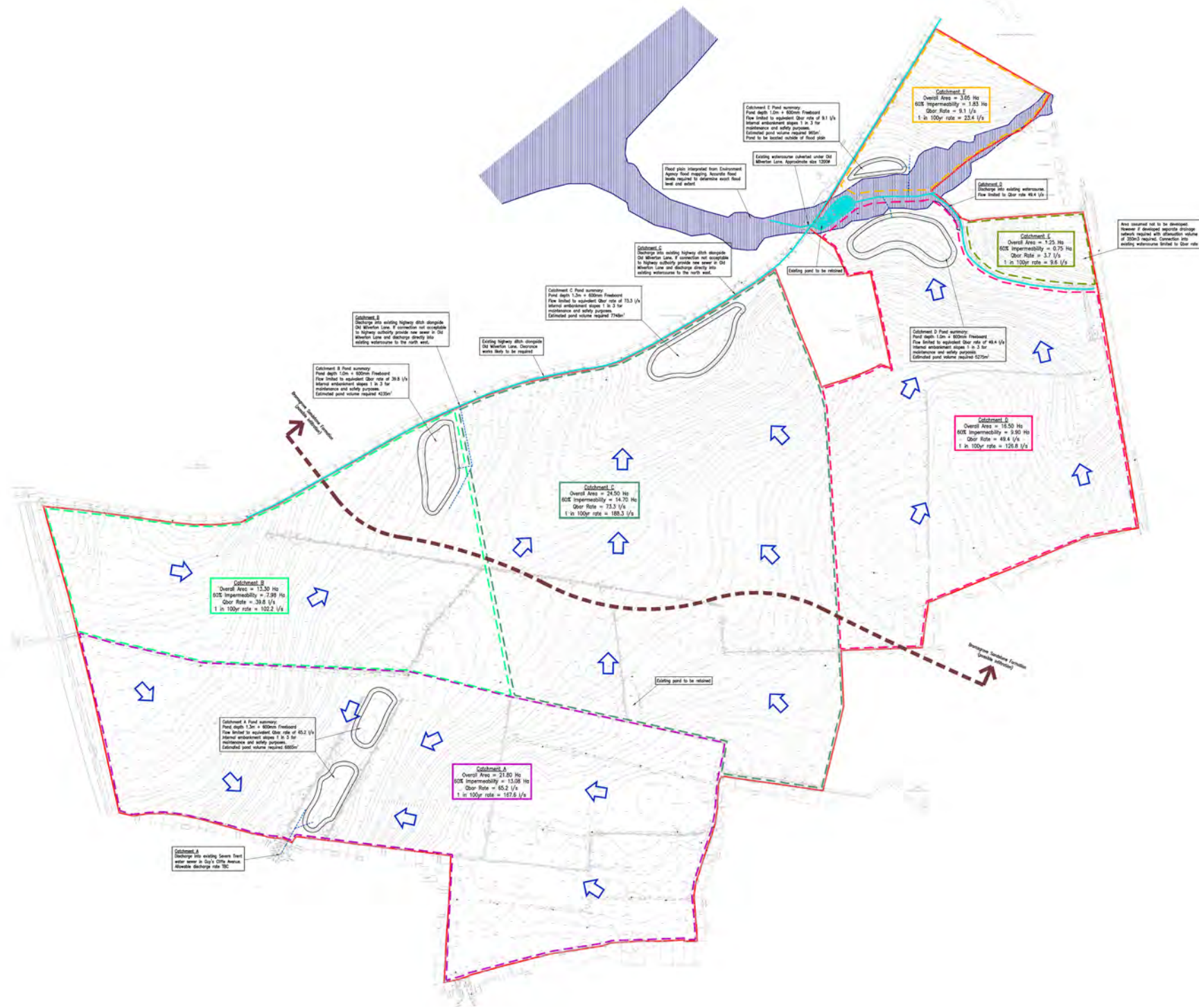
4.7.8. In order to provide suitable storage the following level of attenuation is required to accommodate the 1 in 100 year plus 30% for climate storm event:

**Draft allocation = 14,465m<sup>3</sup>**  
**Wider land area = 11,180 m<sup>3</sup>**  
**Total = 25,645m<sup>3</sup>**

## Summary of the strategy

- » Surface Water will be managed through Sustainable Urban Drainage Systems (SUDS)
- » 6 separate catchment areas on site discharge to 6 separate proposed attenuation ponds
- » Flow attenuated to the equivalent  $Q_{bar}$  rate for each catchment area
- » Each pond attenuates for the 1 in 100 year plus 30% for climate storm event
- » Infiltration may be possible on land in the north east corner of the site due to underlying Bromsgrove Sandstone Formation
- » Final drainage strategy to be developed following percolation testing and liaison with the Environment Agency and Severn Trent Water.

Catchments	Land area	Anticipated discharge point
Catchment A	Wider land	Discharge to Severn Trent Water sewer in Guys Cliffe Avenue. This will be subject to agreement with Severn Trent Water and hydraulic modelling may be required.
Catchment B	Wider land	Discharge into ditch alongside Old Milverton Lane or if unacceptable to Highway Authority a new surface water sewer can be laid in carriageway
Catchment C	Draft Allocation	Discharge into ditch alongside Old Milverton Lane or if unacceptable to Highway Authority a new surface water sewer can be laid in carriageway
Catchment D	Draft Allocation	Discharge into watercourse
Catchment E	Draft Allocation	Discharge into watercourse
Catchment F	Draft Allocation	Discharge into watercourse



## 4.8. ECOLOGY STRATEGY

### Retaining habitat connections

4.8.1. Whilst the habitats associated with these large arable fields are limited, the value of the hedgerows and mature trees is recognised and the strategy for the site seeks to maintain these corridors wherever possible. The stream corridor to the north-east of the development area is also recognised as a sensitive receptor in terms of wildlife, as are those ponds located within and adjacent to the site.

### Hedgerows and trees

4.8.2. The illustrative masterplan shows many of the significant hedgerows forming part of green corridors or providing a visual boundary to different development parcels. To ensure that hedgerows and associated trees are protected, preference is shown to facing new development towards such features, rather than having them located at the rear of gardens. Even where hedgerow sections are unavoidable lost, care will be taken to retain the high quality trees and development close to such trees will be carefully located to avoid impacts to roots and thus to ensure the long-term viability and preservation of these trees.

4.8.3. Hedgerows will be subject to detailed assessment under the Hedgerows Regulations 1997 to ensure that the best hedgerows have been identified and preserved. Any loss of hedgerow will be compensated for by replanting of new native species-rich hedgerow and the illustrative masterplan shows how this can be achieved alongside the significant areas of green space, sports pitches and allotments. In these locations, new hedgerows and trees will have room to establish and provide a significant new resource for wildlife foraging and movement.

### Green corridors

4.8.4. The masterplan shows a significant area of open space in the north of the site around the stream corridor. This green space will provide a buffer between development and the stream and can be established and managed to maximise wildlife opportunities. New attenuation basins in this location will provide an opportunity to create additional open water features through the creation of permanently wet areas and more marginal areas, which may experience no more than damp conditions, could be sown and managed as wet grassland. These types of habitat creation works will diversify and enhance the range of habitats at this site.

4.8.5. The green space alongside the stream links to a band of playing fields along the northern edge of the site, which will also contain further ponds/basins and other more informal green space. Ultimately this then links southwards along the low lying valley bottom. New and existing hedgerows will strengthen this green corridor. Overall, the positioning of formal and informal open space, drainage features/ponds and additional habitats such as allotments and orchards should combine to provide a strong east-west linkage for wildlife, including species such as bats, birds and grass snake. A number of important north-south hedge and tree line corridors are also maintained.

### Ponds and amphibians

4.8.6. The existing pond lying immediately north of the allotment area is retained. This pond is used by great crested newts and its retention, alongside the provision of open space nearby, will form an important part of the mitigation strategy for this species. Another key pond for this species lies immediately adjacent to the site in a private rear garden and an area of open space is maintained as buffer around this location. Ultimately, the masterplan will carefully reflect the need to preserve key movement corridors and terrestrial habitat areas for this species such that the favourable conservation status of this population can be assured.

## Badgers

4.8.7. Similarly, the masterplan protects key areas used by badgers and the connection of open spaces will provide good opportunities for continued foraging and movement over wide areas.

## New planting and mitigation opportunities

4.8.8. The site will provide enormous scope for new landscape planting and, wherever possible, preference will be given to native species, ideally of local provenance. Tree and ticket planting at the site is likely to significantly increase with benefits for nesting birds and other species. Opportunities will also exist to create new grassland/meadow areas, where appropriate native species mixes can be selected to add diversity.

4.8.9. A range of detailed mitigation and enhancement measures will be drawn up alongside proposals for the site and these are likely to include measures for nesting birds, roosting bats, reptile and amphibian shelter/breeding opportunities, invertebrates and other species. Measures will be proposed both within the development areas and within the open space areas.

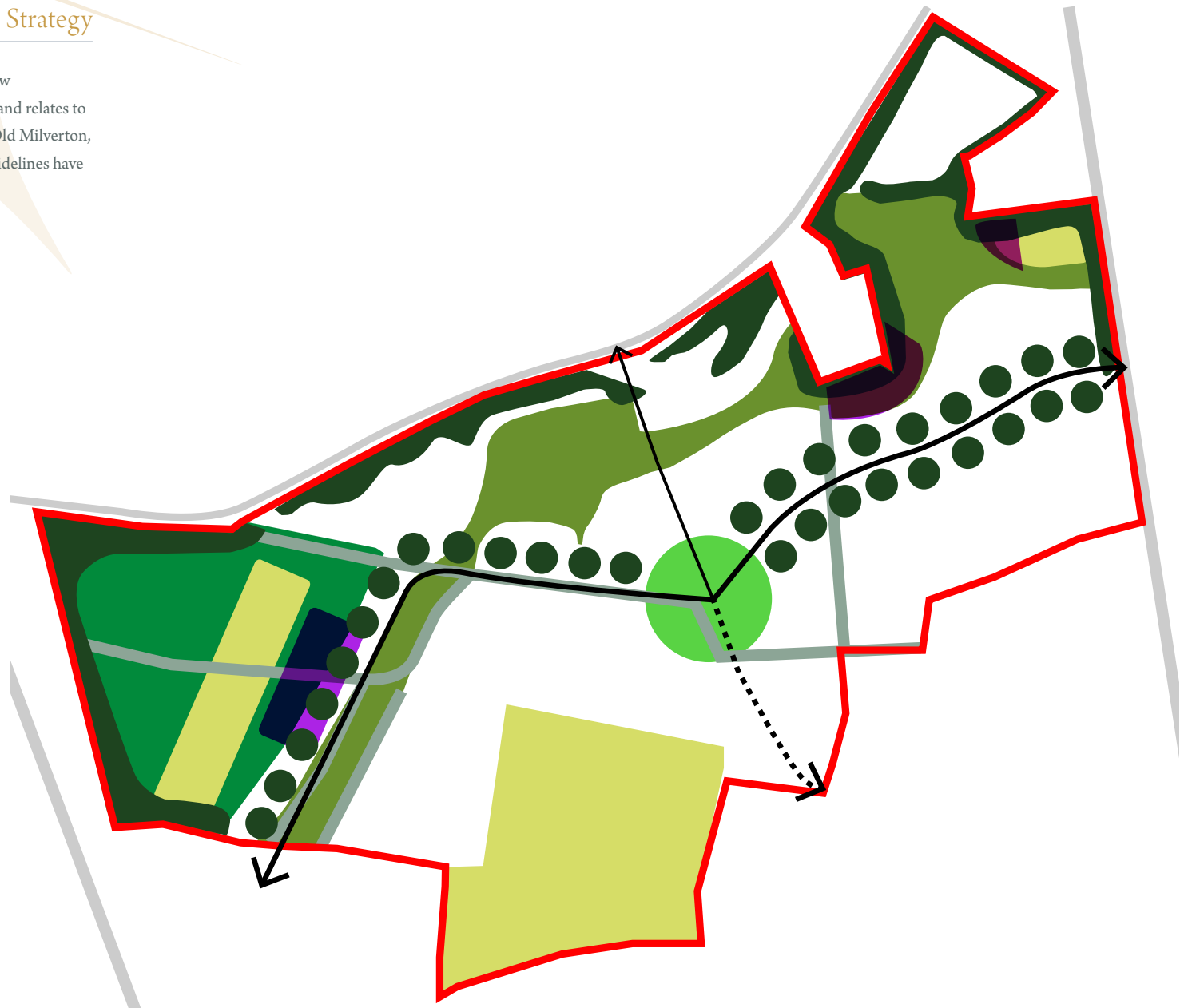
## Management Plan

4.8.10. It is envisaged that a landscape and habitats management plan would be produced for the site and that this would include a range of wildlife objectives and prescriptions covering the short and long term management of the open spaces.

## 4.9. LANDSCAPE CONCEPT PLAN

### Site Wide Landscape Strategy

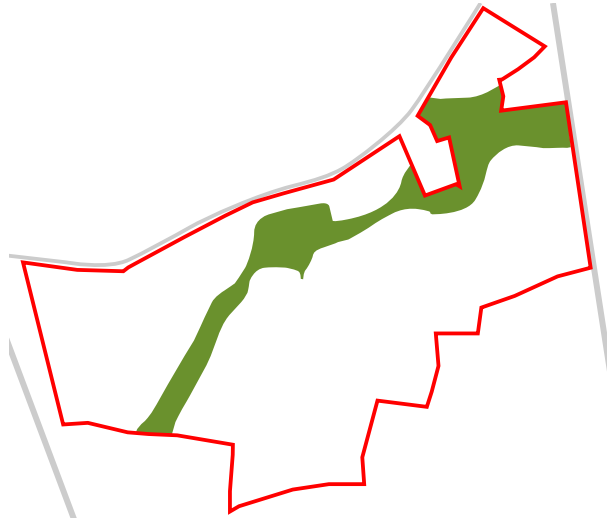
4.9.1. To ensure the success of a new neighbourhood which responds and relates to the local environment found at Old Milverton, a number of landscape design guidelines have been outlined in this section.



Landscape Concept

## Greenway

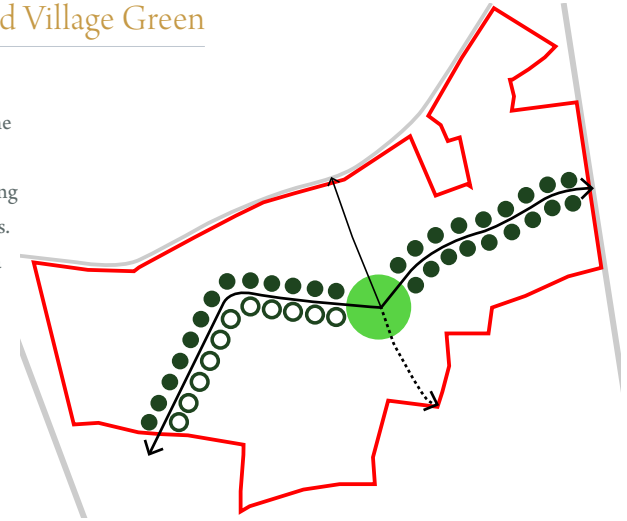
4.9.2. Making up the backbone of the site and consisting of wetland, play and recreation space, wildflower meadows and productive landscapes.



## Green Spine And Village Green

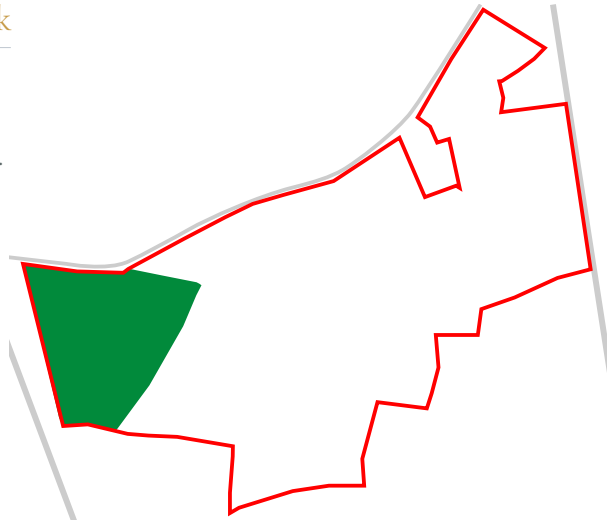
4.9.3. Complementing the Greenway the Green spine is a tree lined boulevard running parallel, in keeping to the local characteristics. The village green acts as a central hub.

- Proposed trees
- Existing hedgerow and trees retained and enhanced



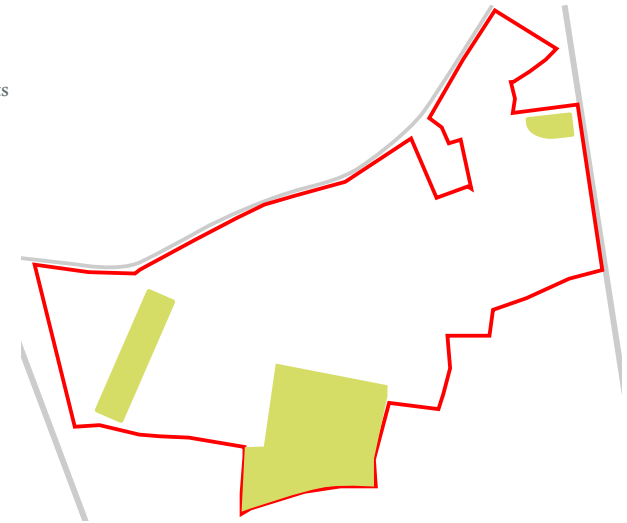
## Countryside Park

4.9.4. The boundary park between the development and the wider countryside. Providing public open space with swathes of wildflower planting, bounded by native woodland planting.



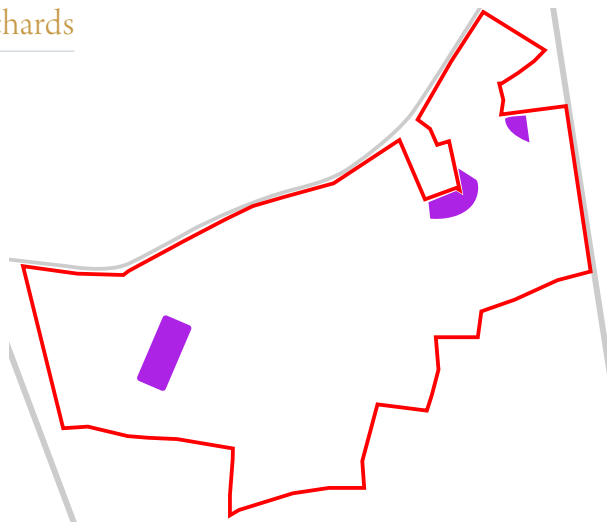
## Allotments

4.9.7. Additional allotments and community grow spaces strengthen the community garden feel of the site and reinforce the existing allotments situated on the southern boundary.



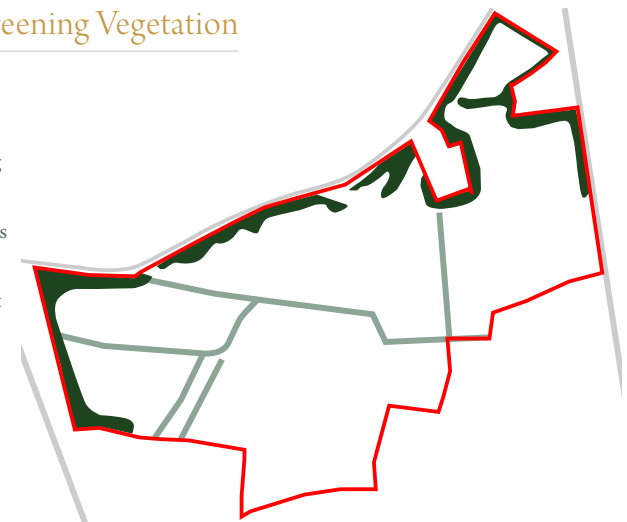
## Community Orchards

4.9.5. Community orchards offer aesthetically pleasing and edible landscapes.



## Existing and Screening Vegetation

4.9.6. Existing vegetation is incorporated into the landscape design framing and creating spaces. New screen planting minimises the visual impact of the development on adjacent countryside.



# LANDSCAPE 4.10. MASTERPLAN

## Old Milverton Landscape Strategy

4.10.1. The form and function at Old Milverton has been influenced by the existing local landscape character. Important landscape assets including; hedgerows, mature hedgerow trees, waterways, ponds and existing trees are retained, enhanced and integrated into the landscape proposals.

4.10.2. In order to deliver a successful scheme the site has been broken down into character areas, the main two consisting of the Countryside park and the Greenway. In addition to these there is also the Green spine, Village green and Wetland edge.

4.10.3. The character areas create places that can be social facilities/ sports and play, grow spaces/ allotments/ community orchards, a combination of existing and proposed public open space merged into the wider countryside.

- 01 *The Greenway*
- 02 *Countryside park*
- 03 *Wetland edge*
- 04 *The Village green*
- 05 *Green spine*







## 4.11. THE GREENWAY

The Greenway is the backbone of the site, connecting the development from east to west generating excellent connectivity throughout. It is compartmentalised into a series of zones offering a diverse range of activities.

4.10.4. These zones or spaces include:

Attenuation ponds and associated wetland habitats to help boost site ecology, aid drainage and enhance the aesthetics of the development.

4.10.5. Activity zones make up the central hub of the Greenway with provision for formal recreation such as football and hockey. Several play areas catering for a range of age groups are located around this central portion of the site.

4.10.6. Linking the activity zone to the eastern part of the Greenway is a wildflower corridor, with swathes of wildflower meadow planting and native tree planting.

4.10.7. At the eastern edge of the Greenway productive landscape dominates, with a large orchard marking your arrival into this area. There is an area designated for community allotments and a smaller orchard to the easternmost point, a small area for play is also provided.

4.10.8. Along the northern boundary at this point the existing pond and stream are retained and enhanced.



01 Attenuation feature and associated wetland

02 Children's play

03 Trim trial play

04 Formal recreation (sports pitches)

05 Wildflower meadow corridor

06 Community orchard

07 Wildflower meadow planting

08 Allotments

09 Native woodland screening vegetation

10 Existing pond and stream









## 5. CONCLUSION

## 5.1. CONCLUSION

This Planning and Design Statement has set out a vision and set of strategies and principles for the creation of a new sustainable garden neighbourhood focussed on the existing settlement of Milverton.

5.1.1. This Statement has demonstrated that a high quality, responsive and sustainable development is achievable. The proposals will provide for a compact 'walkable' neighbourhood with its own school and local space. The proposal will provide new housing and employment opportunities on site with direct connections to the town and strategically will complement the adjacent development proposal for Blackdown.

5.1.2. The Concept shows how the distinct character and qualities of the local area could be appropriately reflected in the development so that it makes a positive contribution to the area. This Statement has demonstrated how the Vision set out at the front of this document will be delivered. A summary of how the main vision objections will be met is set out below.

### A vibrant new community set within a new garden neighbourhood

5.1.3. The master plan is based upon 'Walkable Neighbourhoods' to create a true garden neighbourhood and a vibrant new community which is accessible, integrated and sustainable.

5.1.4. The masterplan shows how an attractive and sustainable form of development could be achieved, combining generous green spaces and opportunities for local food production, with streets and places that reflect the local area as well as many of the principles of garden cities, such as the provision of large front gardens, accessible parking near the front of the dwelling and a green setting for housing.

### Productive green infrastructure

5.1.5. The masterplan and strategies show how an integrated, multi-functional network of green routes, spaces and places could be provided. The ecological assets of the site will be protected and enhanced with the objectives of providing biodiversity gain. Functions could include play, sport, recreation, ecological corridors, strategic landscaping, and drainage and food production. Together these spaces and functions will create a development of a distinctive character and appearance.

### Integrated and town centred

5.1.6. The masterplan and strategies demonstrate how the new transport opportunities could be maximised to encourage direct journeys to town and support new infrastructure links such as a new route between the Kenilworth Road (A 452) and Guys Cliffe Avenue. The masterplan takes an advantage of existing facilities including the public footpath which runs across the site and provides sustainable links to the Old Milverton and the town.

### Sustainable ways of living

5.1.7. The concept and vision are based on providing for a high degree of self sufficiency and containment with opportunities for local food production integrated at all levels of the design approach. The place will be designed to allow people to lead their lives differently: reducing energy, water consumption and waste production, and creating an inclusive place that engenders social connections. The choice of car and how much to use it, consumption of water and electricity, willingness to recycle and home grown food are all dependent on individual choice. The key to their adoption is to ensure sustainable alternatives are readily available, accessible and financially feasible.

### Distinctive place with new desirable aesthetics

5.1.8. The masterplan and illustrative layout demonstrates how the principles of 'Garden Cities' can be applied by providing generous garden space and accessible green open space within easy walking distance. The architecture and building style will take cues from the surrounding context and strong local centre character references of the town and will deliver new houses which are attractive and of high quality.







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