

SWLP Call for Sites Submission

Harris Lamb Planning Consultancy (“**HLPC**”) are instructed to submit Representations to the South Warwickshire Local Plan (“**SWLP**”) Call for Sites consultation by Bromford Turner Ltd (“**BTL**”). There two elements to BTL’s submission.

Housing Development

BTL control land to the north east of Bromford Way, Salford Priors, that should be allocated for residential led development. This land is shown on the attached plan.

The site extends to approximately 1.3ha. The net developable area is estimated to be 0.9 ha. It is expected that it could deliver in the region of 40 dwellings, based on a density of 40dph. It is envisaged that 0.4 hectares of green infrastructure will be provided as part of the development.

The land to the south of the site is a recently completed residential development by Bovis (now Vistry). BTL sold this site for development upon achieving outline planning permission. The land to the east of the site is open land, beyond which is BTL's facility. The land to the west of the site is agricultural. The land to the north of the site comprises an area of trees, beyond which is agricultural land.

The proposed development site does not have any relevant planning history. However, the residential scheme to the south was recently granted outline and reserved planning permission for residential scheme. This demonstrates the sustainability credentials of the location for residential development.

Access to the site can be taken from Bomford Way to the south. As part of the contract of the sale of the Bomford Way development to Bovis (now Vistry), BTL retained rights of access to the proposed development site meaning it is entirely deliverable. Bomford Way can be extended into the site to serve the properties.

There are no public rights of way across the site. There is, however, an informal walking route along the site's eastern edge. If necessary, this can be retained as part of any development.

There are no wildlife designations affecting the site. The site is not in a Conservation Area. There are no heritage assets within or adjacent to the site.

There are trees around the edge of the site, however, they will not be affected by the development. There is drainage infrastructure to the east of the site, in the form of two linear

ponds, which will be unaffected by the scheme. The site is greenfield, there is no known contamination.

The north-east corner of the site is in an area of flood risk. The broad extent of the area of flood risk is identified by the Reserve Housing Site - Salford Priors Plan included in the Stratford-on-Avon Preferred Options Site Allocations Plan. It is, however, understood that significant works have been undertaken locally to improve the drainage and flood risk problems in this location. It could well, therefore, be the case that this site is no longer at risk of flooding. Anecdotally, BTL have noticed that since these works were completed the site does not flood in heavy rainfall events.

The site has been identified as a proposed Reserve Housing Site in the Preferred Options version of the Stratford-on-Avon Site Allocations Plan. In order for the site to have been reached that the site should be identified as a Reserve Housing Site, it must have been concluded that the site is in a suitable, sustainable and deliverable location for residential development. Indeed, this conclusion was reached in the context of the Site Allocations Plan having to provide sites capable of delivering approximately 3,000 dwellings. The emerging SWLP has a housing requirement of 35,000 dwellings as a minimum, meaning a greater range of sites will be required.

The land in BTL's control is available in the short term. It is free of constraints and can be brought forward for development promptly if it is allocated.

It is in a highly attractive market location, demonstrated by the fact that BTL were able to sell land to the south of the site to Bovis (now Vistry), who delivered the site promptly.

A high quality residential development can be created on the site. It is envisaged any new development scheme will have vehicular access from Bomford Way. Pedestrian access will be via Bomford way or through a new short PROW to an existing PROW. There is an opportunity to create a development that faces out on to the attractive woodland to the north and agricultural land to the west. New areas of public open space can be created in the north-eastern section of the site to the benefit of all.

The site is in a sustainable location for development (hence the grant of planning permission on the land to the south). Salford Priors benefits from a primary school, a village hall, a convenience store and Post Office and a public house, amongst other services and facilities. There are bus stops located near the Bomford Way/Station Road junction served by the number X18 bus service, providing frequent connections to Stratford-upon-Avon town centre and Four Pools. The site is also in relatively close proximity to the higher order settlement of

Bidford-on-Avon, which provides a wide variety of services and facilities that the residents will be able to have access to.

The site provides an opportunity to deliver market and affordable housing in a highly sustainable location. It is respectfully requested that the site is allocated for residential development in the emerging SWLP.

Employment Expansion

BTL's premises at Salford Priors has been highly successful. The business requires additional operational space. It is their intention to create an additional bay of warehousing on the west of their existing building on an area of hardstanding shown on the attached plan.

In order to facilitate this work it may be necessary to widen the swale to the immediate east of this area. Ecological works are ongoing to establish the effects of this work on the swale.

Furthermore, Alamo currently use the area of hard standing for the storage of machinery prior to dispatch. This area would be replaced through the creation of an existing area of hardstanding in the field to the north of the premises that is also in BTL's control.

The emerging SWLP should include policy guidance to actively support employment development at Salford Priors linked to the expansion of existing businesses.