

3 August 2012
JHH Warwick sites WDD 030812.docx



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By post and email: newlocalplan@warwickdc.gov.uk

Dear Sir / Madam

**WARWICK LOCAL PLAN – PREFERRED OPTIONS CONSULTATION
RESPONSE ON BEHALF OF PRIVATE LANDOWNERS
REGARDS LAND NORTH AND EAST OF HAMPTON MAGNA / BUDBROOKE**

Savills act on behalf of private land owners, whom have land interest both to the north of Hampton Magna and land east of Hampton Magna. Copies of both site plans are appended to these representations. Below we set out a response to two of the draft policies contained in the Preferred Options Document (May 2012).

PO3: Board Locations of Growth

Savills support the Council's Preferred Option on behalf of the private land owners, as set out in the draft Policy PO3 which includes distribution of some housing growth across the district, including land within and / or on the edge of some villages. Furthermore support is given to the proposal for a hierarchy of growth in those villages with a board range of services and public transport to the towns.

Savills endorse Hampton Magna as a Category 1 village and consider that either site could deliver around 100 new homes in a location that is considered to be sustainable for this scale of development. Hampton Magna has a range of services including a Primary School, shops, Doctors surgery, bus service together with its close proximity to Warwick Parkway main line railway station which is in walking distance from both parcels of land.

Savills consider that the Council's approach to housing delivery, as set out in draft Policy PO3, accords with the requirements set out in paragraph 47 of the MPPF which encourages Local Planning Authorities to significantly boost the supply of housing through a number of means. The support for providing new homes through extensions to existing villages is also encouraged by MPPR (paragraph 52).

PO4: Distribution of Sites for Housing

Savills on behalf of the landowner supports the proposal for Category 1 villages including Hampton Magna, to provide 100 dwellings. Furthermore it is our view that Hampton Magna, having been identified as a suitable and deliverable area for growth, can provide growth in excess of 100 dwellings and it is for this reason that both parcels of land have been submitted. It is suggested that an assessment of likely housing capacity in each village is required to understand the housing capacity plan as it should be.





In conclusion, Savills on behalf of their clients confirm that this land is suitable, achievable and available for development and anticipate working with a developer to formulate a more in depth representation through the Strategic Housing Land Availability Assessment (SHLAA). Attached is a copy of the SHLAA submission in accordance with this representation.


We look forward to receiving confirmation in receipt of these representations.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Jason Hill".

GP Jason Hill MRTPI
Director

Enc: Maps 1 and 2
SHLAA submission for Land at Old Budbrooke Road, Arras Boulevard
SHLAA submission for Land at East of Gould Street.

	<h2 style="margin: 0;">Warwick District Strategic Housing Land Availability Assessment (SHLAA)</h2>	Office Use Only
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Owners, developers and other interested parties are invited to submit details of sites with potential for housing to the Council for an initial assessment. The results of the Assessment will be used as technical evidence when the Council considers which sites to allocate in the emerging Local Plan. **The Assessment itself will not determine which sites should be allocated.**

What sites can be included?


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

All sites must be capable of accommodating 5 or more dwellings

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

Your Details <i>(Personal details will remain confidential)</i>			
Name	Jason Hill		
Company (if applicable)	Savills (L&P) Ltd		
Address	Wytham Court 11 West Way Botley Oxford Oxon		
Post Code	OX2 0QL	Telephone	01865 269000
Email Address	jhill@savills.com		
Are you (please tick)	Landowner		Developer
	Agent	X	Planning Consultant
	RSL		Other
If other, please specify:			

Site Details (Site information will be in the public domain)				
Site Address	Land at Old Budbrooke Road, Arras Boulevard			
Site Area (hectares)	3.8	Current Use/s	Agricultural	
Please enclose a 1:1250 site plan, showing the boundaries of the site, with this form				
Has the site been the subject of a planning application/ pre-application discussions?			Yes	No X
If yes, please give details:				
Is the site affected by any of the following constraints? If yes, please give details				
Physical Constraints (e.g. steep slopes, pylons, access difficulties)		Environmental Constraints (e.g. SSSI, protected trees, flood risk, contamination)		
None		None		
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)		Planning Policy (e.g. Green Belt, Areas of Restraint)		
None		Green Belt		
Site currently still in use/ Ownership Constraints		Any other constraints?		
Agricultural		None		
What measures would be needed to overcome the above constraints?				
What do you consider to be the capacity of the site in terms of numbers of dwellings? (See below)				100
In estimating this, you should take into account the following:				
<ul style="list-style-type: none"> the mix of housing (Local Plan Policy SC1 and DC Advice Note on Achieving a Mix of Housing) affordable housing (Local Plan Policies SC11 and RAP4 and SPD Affordable housing) parking standards (Local Plan Policy DP8 and SPD Parking Standards) open space standards (Local Plan Policy SC13 and SPD Open Space) Local Plan Policy DP5 and character, density & height of adjoining development 				
Do you consider the site to be more suitable for a mix of uses, including housing?			Yes	X No
If yes, what other uses do you think would be appropriate?				
Potential play space in addition to housing				
Please provide a best estimate of the earliest possible year (e.g. 2011/12) for start and completion on site of the housing development .				
Earliest Start Year	/ 2013	Earliest Completion Year	/ 2015	
Please note that any site information supplied on this form will be public information. However, if you require your site address to remain confidential please let us know in writing with reasons.				
This information is to be kept confidential at this time as the land is in private ownership and my clients DO NOT wish to have approaches from anybody else directly other than through Savills as we are in negotiations at the moment with a development partner.				

	<h2>Warwick District Strategic Housing Land Availability Assessment (SHLAA)</h2>	Office Use Only
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All sites must be capable of accommodating 5 or more dwellings

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Address	Wytham Court 11 West Way Botley Oxford Oxon		
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Are you (please tick)	Landowner		Developer
	Agent	X	Planning Consultant
	RSL		Other
If other, please specify:			

Site Details (Site information will be in the public domain)				
Site Address	Land East of Gould Road			
Site Area (hectares)	5.7	Current Use/s	Agricultural	
Please enclose a 1:1250 site plan, showing the boundaries of the site, with this form				
Has the site been the subject of a planning application/ pre-application discussions?			Yes	No X
If yes, please give details:				
Is the site affected by any of the following constraints? If yes, please give details				
Physical Constraints (e.g. steep slopes, pylons, access difficulties)		Environmental Constraints (e.g. SSSI, protected trees, flood risk, contamination)		
To the east of the site lies the A46 and therefore there is some noise although there is a tree buffer belt already created.		None		
Access of Arras Boulevard needs further examination.				
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)		Planning Policy (e.g. Green Belt, Areas of Restraint)		
None		Green Belt		
Site currently still in use/ Ownership Constraints		Any other constraints?		
Agricultural		None		
What measures would be needed to overcome the above constraints?				
What do you consider to be the capacity of the site in terms of numbers of dwellings? (See below)				100
In estimating this, you should take into account the following:				
<ul style="list-style-type: none"> the mix of housing (Local Plan Policy SC1 and DC Advice Note on Achieving a Mix of Housing) affordable housing (Local Plan Policies SC11 and RAP4 and SPD Affordable housing) parking standards (Local Plan Policy DP8 and SPD Parking Standards) open space standards (Local Plan Policy SC13 and SPD Open Space) Local Plan Policy DP5 and character, density & height of adjoining development 				
Do you consider the site to be more suitable for a mix of uses, including housing?			Yes	No X
If yes, what other uses do you think would be appropriate?				
Potential play space in addition to housing				
Please provide a best estimate of the earliest possible year (e.g. 2011/12) for start and completion on site of the housing development .				
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Please note that any site information supplied on this form will be public information. However, if you require your site address to remain confidential please let us know in writing with				

reasons.

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Map 1 - Land at Hampton Magna, Old Budbrooke Road and Arras Boulevard



Map 2- Land at Hampton Magna, Land east of Gould Road

