GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

R.B.K. DYOTT D.L. FR.I.C.S.
J.G. JACOBS FR.I.C.S.
C.S. NORTHCOTE-GREEN FR.I.C.S. FA.A.V.
R.J.K. MORTON FR.I.C.S. FA.A.V.
PA. BRITTEN B.Sc. FR.I.C.S.
G.E. WILSON B.Sc. M.R.I.C.S. FA.A.V.

J.R. PALFREYMAN B.Sc. M.R.I.C.S. T.C. CARSBERG B.Sc. M.R.I.C.S. M.F.H. WHITE M.R.I.C.S. F.A.A.V. J.W. TITCOMBE B.Sc. DipSurv Respondent: 6499 Agent: 6450

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

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Response to consultation

Warwick District Council Strategic Housing Land Availability Assessment

April 2008

Submitted by Godfrey Payton Re land at Cubbington (South)



Office Use Only



Warwick District Strategic Housing Land Availability Assessment

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

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

What sites can be included?

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

What sites cannot be included?

CC CR PD MA

GEN

PRE

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

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

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

DCI Other	Name	Jim Jacobs FRICS							
Market Harborough Leicestershire Post Code LE16 7DZ Telephone 01858 462467 Email Address jim@godfrey-payton.co.uk Are you (please tick) Landowner Agent X Planning Consultant PSI Other	Company (if applicable)	Godfrey-Payton							
Are you (please tick) Landowner Agent X Planning Consultant Other	Address	Market Harborough							
Are you (please tick) Landowner Agent X Planning Consultant Other	Post Code	LE16 7DZ Telephone 01858 462467							
Agent X Planning Consultant	Email Address	jim@godfrey-payton.co.u	k						
Ret Agent X Planning Consultant	Are you (please tick)	Landowner		Developer					
RSI Other	Ret	Agent	X	Planning Consultant	X				
THE PARTY OF THE P	Citiest	RSL		Other					

Site Address	Land at C	ross lane, Cu	bbington	
Site Area (hectares)	16 Ha	Current U	Ise/s Agriculture	
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f yes, please give deta	ails:			
e the site affected by	any of the	following con	straints? If yes, please give	details
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			DAP 1 & 3 RAP 1 - 16	
Site currently still in us	e/ Ownershi	p Constraints	Any other constraints?	
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			e above constraints?	
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Supporting Submission Land to the south of Cubbington

Ownership and Availability

The land is owned by the Trustees of Sir Thomas White's Charity for whom Godfrey-Payton act as planning consultants.

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

Site Description and Surrounding Area

The land in question is situated at New Manor Farm and is on the southern fringe of Cubbington village.

The land is quite steeply undulating which means that any development upon this site would be well screened when viewed from some areas of public vantage point.

This submission has borne in mind the possibility of the adjacent industrial site being redeveloped at some time in the future at which time the development of the land proposed would comprise the logical rounding off of the existing urban area.

<u>Justification</u>

Regional Spatial Strategy

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

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

Affordable Housing

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

Sustainability

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

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

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

Access

The scale of the development anticipated would be relatively modest and as a result the site could be serviced from the existing adjacent highways and local highway infrastructure.

<u>Services</u>

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

Development Yield

The total site area extends to approximately 16 hectares.

We would assume a development percentage of approximately 50% thereby releasing approximately 8 hectares of development land.

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

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

Having regard to the above, the site may be capable of producing a yield of approximately 480 housing units.

Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph



Godfrey Payton



Aerial Photograph



GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

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T.C. CARSBERG B.Sc. M.R.I.C.S. R J RAYSON BSc. (HONS) M.R.I.C.S. F.A.A.V. REPONDENT: 6449 AGENT: - 6450.

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JGJ/jrr

18 July 2012

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



Dear Sirs

Warwick District Council Preferred Options Consultation

We act on behalf of the Trustees of Sir Thomas White's Charity and have previously made representations to the District Council in connection with the evolving Local Plan.

Our clients are aware of the recently published Preferred Options Policy Document but would wish to maintain their support for certain of their lands as included within their original representations and would request the Planning Authority to review these for inclusion as Preferred Options sites.

We are enclosing copies of our original representations which refer to property at:

- 1. Rugby Road, Cubbington
- 2. Cubbington North
- 3. Cubbington South
- 4. Land at Kenilworth

Yours faithfully



J G JACOBS FRICS

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

GODFREY-PAYTON

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Response to consultation

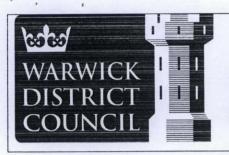
Warwick District Council Strategic Housing Land Availability Assessment

April 2008

Submitted by Godfrey Payton Re land at Kenilworth







Warwick District Strategic Housing Land Availability Assessment

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- Sites adjacent to the edge of Coventry but in Warwick District
- Sites within and adjacent to the built-up areas of those villages with a reasonable level of services and public transport to the towns
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Name	Jim Jacobs FRICS						
Company (if applicable)	Godfrey-Payton						
Address	149 St Marys Road Market Harborough Leicestershire	Market Harborough					
Post Code	LE16 7DZ	Telephone	Telephone 01858 462467				
Email Address	jim@godfrey-payton.co.uk						
Are you (please tick)	Landowner		Developer				
	Agent	X	Planning Consultant	X			
	RSL		Other				

ite Address	Land at C	linton Road, I	Cenily	vorth.			
ite Area (hectares)	17 Ha	Current U	lse/s	Agricultural and Padd	ock lar	nd	
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<u>Supporting Submission</u> Land at Clinton Lane, Kenilworth.

Ownership and Availability

The land is owned by The Sir Thomas White's Charity for whom Godfrey-Payton act as planning consultants.

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

Site Description and Surrounding Area

The property comprises an area of agricultural land directly abutting existing residential development on the north-western fringe of Kenilworth town.

The general area is already seeing the growth in a range of non-agricultural uses including school, playing fields, amenity land and equestrian development.

It is proposed that development in this area is accessed off either or both of Purlieu Lane and Chase Lane and would complete the development of this part of the urban area of Kenilworth without significant adverse affect upon the amenity of adjoining properties.

Justification

Regional Spatial Strategy

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

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

Affordable Housing

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

Sustainability

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

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

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

Access

Access to the site is available off Chase Lane however a strategic development of a larger area may well involve highway improvements and the provision of a link between Chase Lane and Purlieu Lane.

Services

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

Development Yield

The total site area extends to approximately 17 hectares.

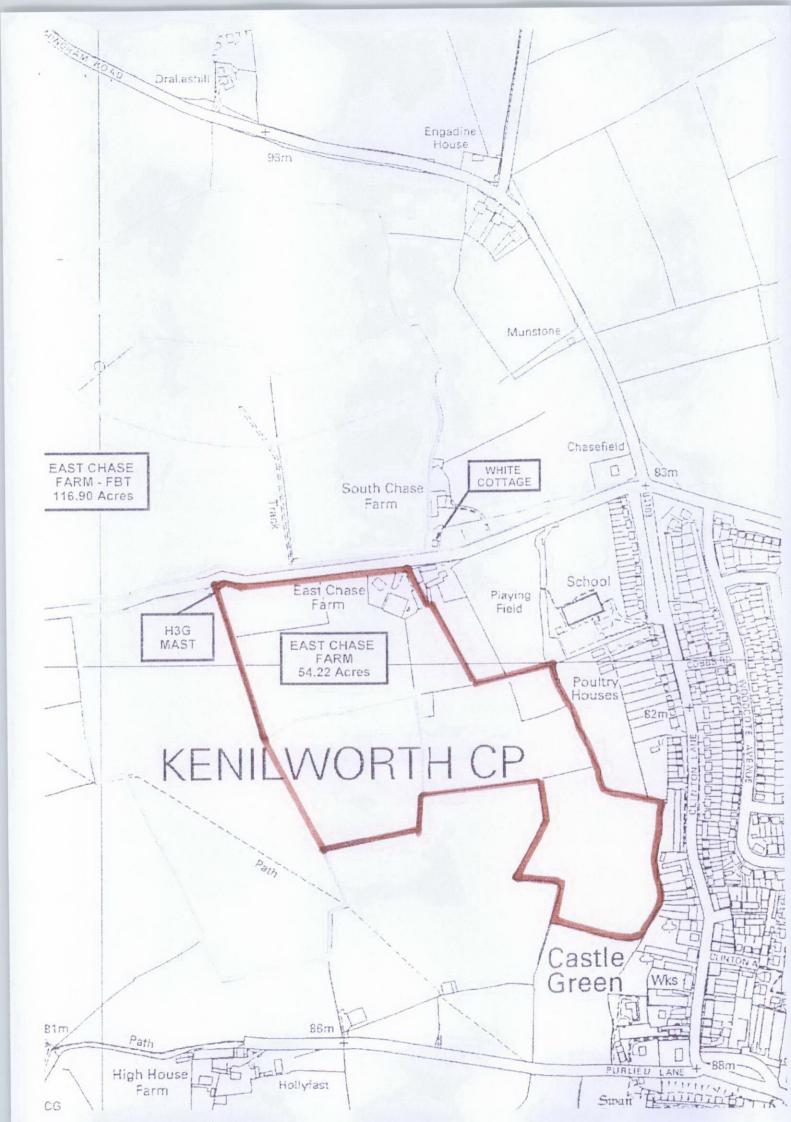
We would assume a development percentage of approximately 30% thereby releasing approximately 5 hectares of development land.

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

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

Having regard to the above, the site may be capable of producing a yield of approximately 300 housing units.





WDC.SHLAA.

Site Photographs





Aerial Photographs



GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

R.B.K. DYOTT D.L. F.R.I.C.S.
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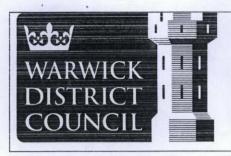
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Name	Jim Jacobs FRICS						
Company (if applicable)	Godfrey-Payton						
Address	149 St Marys Road Market Harborough Leicestershire						
Post Code	LE16 7DZ Telephone 01858 462467						
Email Address	jim@godfrey-payton.co.uk						
Are you (please tick)	Landowner		Developer				
	Agent	X	Planning Consultant	X			
	RSL		Other				

Site Address	Allotment	land at Rugb	y Roa	ad,	Cubbir	ngton					
Site Area (hectares)	2.23 Ha	Current U	se/s	A	llotmer	nts					
Please enclose	a 1:1250 site	e plan, showi	ng th	e b	ounda	ries o	f the s	ite, 1	with th	is fo	rm
Has the site been	the subject	of a planning	app	lica	ition/ p	re-ap	plicat	on	Yes		No
f yes, please give deta	ils:										
s the site affected by	any of the f	ollowing con	strair	nts	? If ve:	s. ple	ase qi	ve d	etails		
Physical Constraints (eaccess difficulties)			Envi	iror	nmental lood ris	Cons	traints	(e.g	. SSSI	, prote	ected
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In estimating this, you	should take i	nto account th	e follo	owi	ng:						
 the mix of housi affordable hous parking standar density policies character, dens 	ing (Local Pla ds (Local Pla (PPS 3 and l	an Policies SC In Policy DP8 Local Plan Pol	11 ar and S icy D	nd I SPE P5	RAP4 a) Parkir)	nd SF	D Aff	ordat	ng a M	ix of I sing)	Housing
Do you consider the housing?	site to be m	ore suitable f	orar	mix	of use	s, ind	ludin	9 '	Yes		No x
If yes, what other uses	do you think	would be app	ropria	ate	?						
Please provide a bes				sibl	e year	(e.g.)	2010/1	1) fo	r start	and	
Earliest Start Year	the nousin	2010		arlie	est Con	npletio	n Yea	ır	2011		
Please note that any s	ite informat	ion supplied o	n this	s fo	rm will l	oe pu	olic inf	orma	ition.	iting	- 241-

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Supporting Submission Allotment land at Cubbington

Ownership and Availability

The land is owned by the Trustees of Sir Thomas White's Charity for whom Godfrey-Payton act as planning consultants.

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

Site Description and Surrounding Area

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

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

The development of this site could be seen to be the logical rounding off to the northern part of Cubbington village and the infilling of an otherwise built highway frontage.

It is accepted that the existing allotment use brings into play some protective planning policies however the site owner owns a significant area of adjacent land upon which the allotments could possibly be relocated and at the same time enhanced.

Justification

Regional Spatial Strategy

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

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

Affordable Housing

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

Sustainability

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

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

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

Access

The property has a direct highway frontage onto Rugby Road at which point it would be possible to construct an access adequate to serve the larger of the two allotment fields.

Services

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

Development Yield

The total site area extends to approximately 2.23 hectares.

We would assume a development percentage of approximately 50% thereby releasing approximately 1.1 hectares of development land.

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

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

Having regard to the above, the site may be capable of producing a yield of approximately 66 housing units.

Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph



Godfrey Payton

WDC.SHLAA.

Site Photographs





Aerial Photograph



CHARTERED SURVEYORS FOUNDED 1806

AGENT: 6450.

PESPONSANT: 6449

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> J.R. PALFREYMAN B.Sc. M.R.I.C.S. T.C. CARSBERG B.Sc. M.R.I.C.S. M.E.H. WHITE M.R.I.C.S. F.A.A.V. J.W. TITCOMBE B.Sc. DipSurv

> > Response to consultation

Warwick District Council Strategic Housing Land Availability Assessment

April 2008

Submitted by Godfrey Payton Re land at **Cubbington (North)**

Office Use Only



Warwick District Strategic Housing Land Availability Assessment

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

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

What sites can be included?

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

What sites cannot be included?

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

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

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

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

Site Details (Site in	nformation v	will be in the	publi	c domain)					
Site Address	Land at Ke	nilworth/Cov	entry	Road, Cubbington.					
Site Area (hectares)	51.4 Ha	Current U	se/s	Agricultural					
Please enclose	a 1:1250 site	plan, showii	ng the	e boundaries of the site	, with	this f	orm		
Has the site been	the subject	of a planning	appl	ication/ pre-application discussions?	Ye	S	No X		
If yes, please give deta	ils:								
Is the site affected by	any of the fe	ollowing con	strair	its? If yes, please give	details				
Physical Constraints (e access difficulties)	.g. steep slop	oes, pylons,	Envi	ronmental Constraints (e s, flood risk, contaminatio	.g. SSS	SI, pro	tected		
Conservation Designation Conservation Areas, Areas			1	nning Policy (e.g. Green E traint)	Belt, Ar	eas of			
			RAP 1 -16						
What measures would Careful attention to site	and house o	design.							
	r to be the c	apacity of the	e site	in terms of numbers of	dwell	ngs?	1,500		
 affordable housi parking standare density policies character, densi 	ng (Local Pla ing (Local Pla ds (Local Pla (PPS 3 and l ity & height o	an Policy SC1 an Policies SC n Policy DP8 Local Plan Po f adjoining de	and [211 ar and S licy D velop	OC Advice Note on Achie nd RAP4 and SPD Afford SPD Parking Standards) P5) ment	able ho	ousing))		
Do you consider the housing?	site to be m	ore suitable f	or a r	mix of uses, including	Yes	х	No		
If yes, what other uses A development of this	scale would l	be expected to	o prov	ride a range of uses and					
Please provide a bes	t estimate of	f the earliest g developme	nt .	sible year (e.g. 2010/11)	for sta	rt an	d agranas areas		
Earliest Start Year	20	11	E	arliest Completion Year		013			
Please note that any s However, if you require reasons.	ite informat e your site ac	ion supplied of ddress to rema	on this ain co	form will be public inform nfidential please let us kr	nation. now in	writing	g with		

Supporting Submission Strategic land to the north of Cubbington

Ownership and Availability

The land is owned by the Trustees of Sir Thomas White's Charity for whom Godfrey-Payton act as planning consultants.

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

Site Description and Surrounding Area

The land in question lies to the north of Cubbington generally situated between the Kenilworth Road and Coventry Road.

The land has extensive frontages to residential development to the south-west, south and east whilst to other boundaries abuts open agricultural land.

The development of this land would be seen as a strategic development bounded by the existing areas of development and by the existing public highways.

Justification

Regional Spatial Strategy

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

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

Affordable Housing

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

Sustainability

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

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

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

Access

The site has lengthy frontages to both the Coventry and Kenilworth Roads and if allocated would undoubtedly contain an internal distributor road which would relieve traffic volume on the Rugby Road. Nevertheless it will be necessary to undertake a detailed traffic analysis which will inevitably lead to recommendations in respect of improving some areas of adjacent highway infrastructure.

Services

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

Development Yield

The total site area extends to approximately 51.4 hectares.

We would assume a development percentage of approximately 50% thereby releasing approximately 25 hectares of development land.

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

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

Having regard to the above, the site may be capable of producing a yield of approximately 1,500 housing units.



Godfrey Payton

Aerial Photograph

