

Our ref: HTP1911e6

Development Policy Manager
Development Services
Warwick District Council
P.O. Box 2178
Riverside House
Milverton Hill
Leamington Spa
Warwickshire
CV32 5QH

26th July 2012

Dear Sirs,

**Warwick Local Plan – Preferred Options
Land adjacent to Campbell House, Stratford Road, Warwick**

Hancock Town Planning Ltd acts for The Campbell Partnership which owns Campbell House and the adjoining land at Stratford Road, Warwick, as shown on the enclosed plan.

My client wishes to **OBJECT** to the non-allocation of its land for commercial development in the draft Local Plan.

A review of the Council's comments on the site as part of its SHLAA report (see Site ref W11) identifies the following two principal concerns:

- its location within the 'Cordon Sanitaire' of the adjacent sewage works to the south, and
- potential flood risk to the east.

We set out our comments in relation to each of these concerns below.

Cordon Sanitaire

The odour nuisance associated with the sewage works has significantly improved over the last few years. Moreover, whilst we note that there would be strong resistance to residential development within the Cordon, commercial development would not be as sensitive given that there would be no expectation of sitting outside in a garden area. This could take the form of a 'depot' type use or some form of outdoor storage. Any ancillary office accommodation could be designed to be an 'air tight' sealed box with non-opening windows and air conditioning.

It also needs to be borne in mind that there is approximately 7,400 sq. ft of existing commercial floorspace currently existing on-site, which has been there for many years without leading to any dispute or conflict with the sewage works.

The Cordon Sanitaire should therefore not be seen as a bar to all development and changes of use.

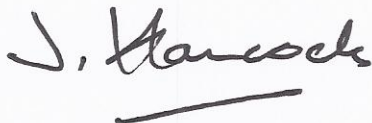
Flood risk

The Council's own Strategic Flood Assessment confirms that the site overwhelmingly lies within Flood Zone 1 – the area of lowest flood risk (please see enclosed extract from the Strategic Flood Assessment). Whilst the very eastern tip of the site might fall within Flood Zone 3A, this part of the site would in any event remain undeveloped should development take place on the site (being retained to act a landscape buffer).

We also highlight that the land is visually self-contained and does not read as part of the wider landscape. In particular, the site is very well screened from Castle Park by the presence of extensive and mature woodland. There are no views at all between Castle Park and the site. In addition, the front and most visible part of the site is already developed with industrial buildings. There is also a lawful use for a car breakers to the front of the site which can resume at any time without any further consent. Should this happen, the adverse visual impact on an important approach to Warwick and the setting of Castle Park would be significant. Conversely, low key commercial use of the whole site could allow for a comprehensive high quality development which would improve both this visual unattractive premises and the approach to this part of Warwick.

If you consider it appropriate or useful, we would welcome the opportunity to meet with Planning Officers to discuss the site and any particular issues or concerns you may have.

Yours faithfully,



Joel Hancock BSc (Hons) MSc MRTPI



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W11 Campbell House, Stratford Road

LOCATION PLAN

Scale:
1:2500

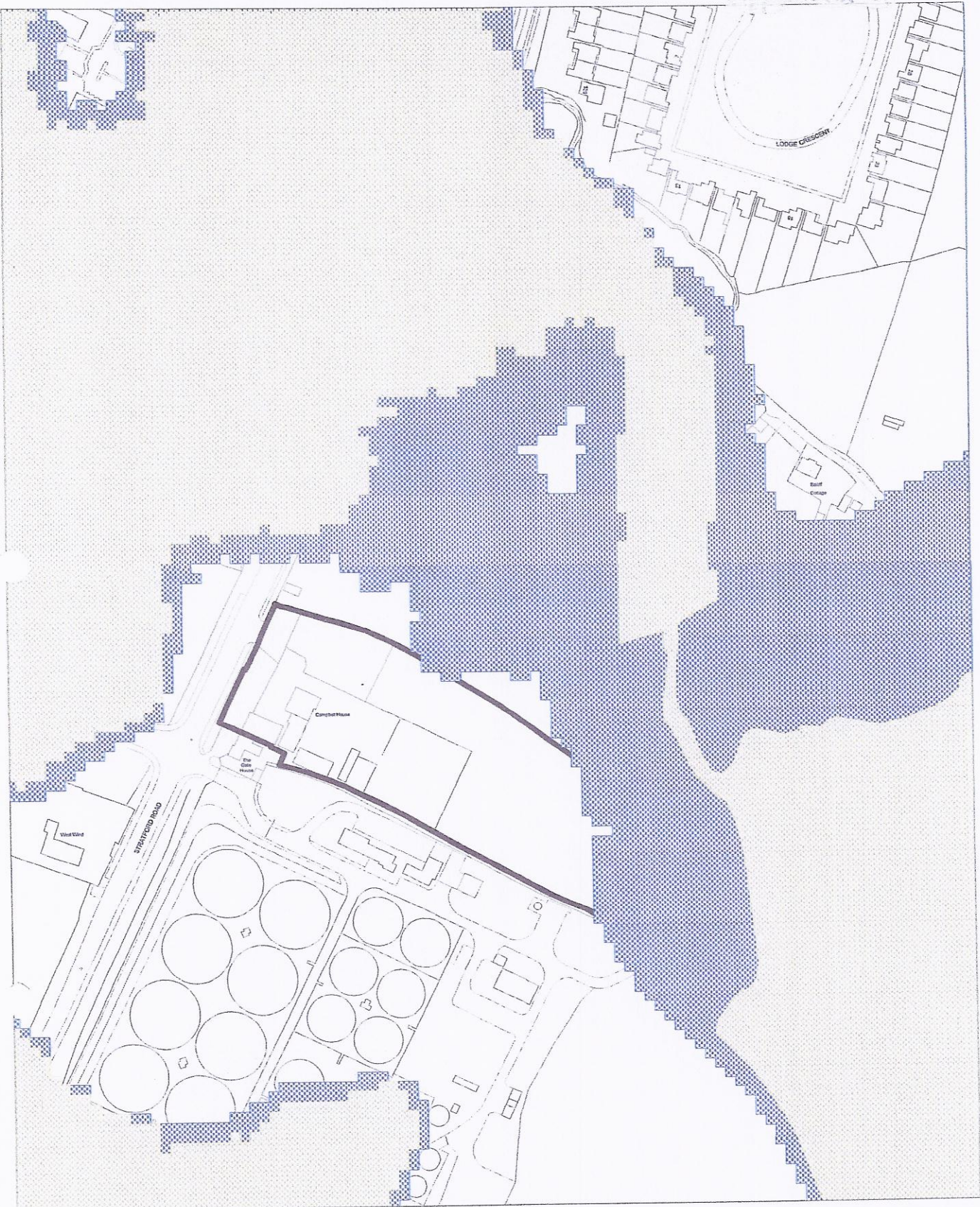
Drawn By:
DR

Date:
28 January 2009

Grid Reference:
427498 E, 263305 N

North: 

PLANNING SERVICES: John Archer, BA, MCD, MRTPI, Head of Planning Services, P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH. Telephone: (01926) 450000. Facsimile: (01926) 456542.



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Plot Centred (NGR): 427520 E, 263357 N

Scale:
1:2500

OS Sheet Reference No.
SP2763SE

Date:
14 September

