

GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

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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 J and I Critchley who are the owners of that piece of land shown edged in red and cross hatched upon the enclosed plan.

The land has been the subject of previous representations and for ease of reference we enclose a copy of our representation dated April 2008.

Our clients generally support the evolving Local Plan policies whereby development will be focussed around the existing urban fringes of the principal settlements but with further allocations provided to each of the Category 1 and Category 2 villages within the wider District Council area.

To this end our clients are prepared to make their land available for development and have already been approached by several national development companies with a view to entering into a commercial agreement that would see the land being fully promoted and made available for development upon eventual allocation.

The principal factors which in the opinion of our clients drive their wish to see this land developed are as follows:

1. The development of this land would not compromise the settlement coalescence policies which might seek to maintain separation between Radford Semele and Leamington Spa.
2. The land is well configured without any extreme topography and would not appear to contain any significant development constraints in the way of archaeology, ecology or geology.
3. Good access is available from the A425 to the north of the site.



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

Also at 25 High Street, Warwick, CV34 4BB Telephone: 01926 492511 Fax: 01926 410391 email: warwick@godfrey-payton.co.uk
Old Bablake, Hill street, Coventry, CV1 4AN Telephone: 024 7622 6684 Fax: 024 7655 1651 email: coventry@godfrey-payton.co.uk

4. The main body of development can be controlled so as not to extend beyond the existing eastern extreme of the existing settlement to the north of the A425 other than in respect of the access.
5. The access itself will provide much needed traffic calming when entering the village from the east.
6. Access from and onto the A425 will provide good access to the local primary highway network including the Fosse Way and the M40 both northbound and southbound.
7. It is possible to establish and maintain good pedestrian and cycle links into the existing village settlement without needing to utilise the highway link via the A425. Access is possible along the public footpath onto Lewis Road near the centre of the site.
8. Our client has confirmed that the site would be immediately available for development and as far as we have been able to establish there are little or no significant infrastructure or development constraints.

Would you please therefore ensure that this land is given careful consideration when deciding upon the development capacity of Radford Semele and that furthermore when consideration is given to identifying preferred areas for development our client's land is carefully appraised.

Yours faithfully

A black rectangular redaction box covers the signature area. A blue pen stroke is visible above the box, extending from the left edge towards the right.

J G JACOBS FRICS

Encs:

Land at Radford Semele



VDC PLANNING
Ref
Officer
Date
2012
SCANNED
CC CR PD MA
PRE GEN DIS

Ordnance Survey © Crown Copyright 2012. All rights reserved. Licence number: 10002949. Planned Scale - 1:5000



Godfrey Payton
Chartered Surveyors
Scale 1:5000

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
Southam Road, Radford Semele.



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Warwick District Strategic Housing Land Availability Assessment

Office Use Only

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)

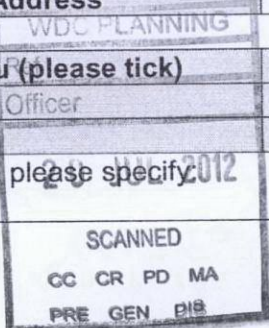
What sites cannot be included?

- 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

Your Details <i>(Personal details will remain confidential)</i>			
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
Officer	Agent	X	Planning Consultant
	RSL		Other
If other, please specify			



Site Details (Site information will be in the public domain)				
Site Address	Southam Road, Radford Semele.			
Site Area (hectares)	7.9 Ha	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)		
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)		Planning Policy (e.g. Green Belt, Areas of Restraint) RAP 1-16		
Site currently still in use/ Ownership Constraints		Any other constraints?		
What measures would be needed to overcome the above constraints?				
Careful attention to site and house design.				
What do you consider to be the capacity of the site in terms of numbers of dwellings? (See below)				285
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) • density policies (PPS 3 and Local Plan Policy DP5) • 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? Some possible scope for a degree of commercial uses.				
Please provide a best estimate of the earliest possible year (e.g. 2010/11) for start and completion on site of the housing development .				
Earliest Start Year	2010	Earliest Completion Year	2012	
Please note that any <i>site information</i> 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.				

Supporting Submission **Land to the east of Radford Semele**

Ownership and Availability

The land is owned by J & I Critchley 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 directly abuts the eastern fringe of Radford Semele and has direct frontage to the Southam Road at it's north boundary.

The land is gently south sloping farm land abutting residential development to the north-west and west although there is further remote residential property to the east in the form of Dunbar House and The Grange.

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 would assist in providing economic support to the existing rurally based services whilst being close to the larger settlements of Warwick and Leamington Spa.

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

It would be anticipated that the primary point of access would be off Southam Road to the north although other access opportunities might exist adjacent to the existing development on the western boundary.

The Southam Road is a main "A" class road providing good access to the nearby motorway network.

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 7.9 hectares.

We would assume a development percentage of approximately 60% thereby releasing approximately 4.75 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.

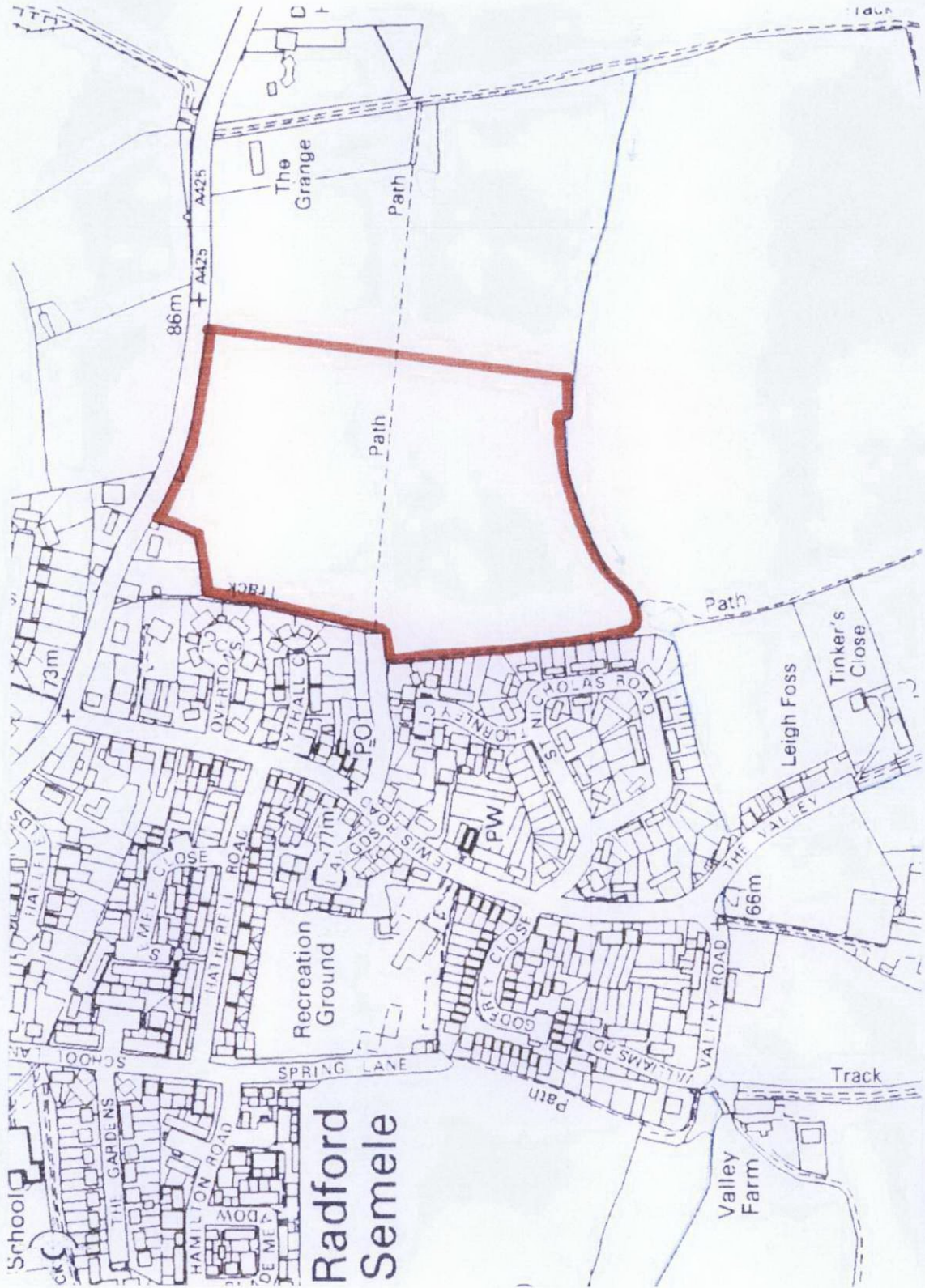
We would expect the site to be capable of being developed at a density in line with present date government guidance.

Having regard to the above, the site may be capable of producing a yield of approximately 285 housing units.

Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph

Land at Radford Semele



Radford
Semele



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Godfrey Payton
Chartered Surveyors
Scale 1:5000

WDC.SHLAA.

Site Photographs



Aerial Photograph

