

Planning Policy
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

BY EMAIL

22034/A3/RC

20th January 2014

Dear Sir or Madam,

**WARWICK DISTRICT VILLAGE HOUSING OPTIONS AND SETTLEMENT BOUNDARIES
CONSULTATION – JANUARY 2014**

We are instructed on behalf of our clients, Taylor Wimpey UK Ltd to submit representations to the Warwick District Village Housing Options and Settlement Boundaries Publication consultation. We welcome the opportunity to submit comments on the content of the publication.

The focus of these representations is on the settlement of Barford, and specifically Site 2 – The former Sherbourne Nursery site north of Westham Lane which is within the control of Taylor Wimpey UK Ltd.

Please note that these comments are made solely in terms of the Village Options document and do not prejudice previous representations to the New Local Plan on behalf of Taylor Wimpey UK Ltd in relation to the overall scale of growth within Warwick District and any impact this may have on the scale of growth in Barford.

We agree with the broad comments in 'Table 3: Overview of Findings' on page 27 of the document, which in terms of Barford summarises that the focus of growth should be on land located between the existing village core and the bypass to the west of the settlement. The landscape character of this area has undoubtedly been eroded as a result of the bypass construction, especially in comparison to sites to the east of the settlement.

In terms of Site 2 - The former Sherbourne Nursery site north of Westham Lane, since the production of the site assessment matrix in appendix 6, a new full planning application has been submitted for the erection of 60 dwellings on the site (Ref: W/13/1676). This full application seeks to respond to the concerns raised through the application process for the previously refused outline application on this site (Ref: W/12/1083). A copy of the submitted proposed layout is attached to these representations.

Whilst this application is still going through the statutory consultation period, we are confident that as a result of extensive pre-application discussions with the relevant Parish, District and County Council's the site is deliverable and any issues on the site can be overcome. The access through 22 Wellesbourne Road has been sensitively designed to mitigate any perceived negative impacts on the Conservation Area and can be delivered to a standard which meets Highway requirements. Furthermore the ground conditions on site can be remediated appropriately and SUDs can be utilised to drain the site suitably.

The site would deliver benefits to the village of Barford by providing additional expenditure locally and provide a mix of housing that would enable for young people to remain living in the area. Furthermore, the mix of housing would give opportunities for people within Barford to either up or down-size and thus would create housing opportunities within the existing stock.

Summary

In summary we support the inclusion of preferred site 2 in terms of helping to meet Barford's housing needs over the Plan period to 2029. This location, in terms of the impact on the landscape and integration with the built form of the settlement, provides an appropriate and sustainable location for growth.

Site 2 is subject to a current planning application for 60 dwellings and the supporting information to this application provides certainty to the Council that the site is deliverable and suitable for residential development.

The site, by virtue of its location between the existing built form of the village and the bypass, is in a location within which any development would have a minimal impact on the landscape setting of Barford and provide an appropriate boundary to growth. The site would also deliver significant benefits to the village and create housing opportunities for both new and existing residents.

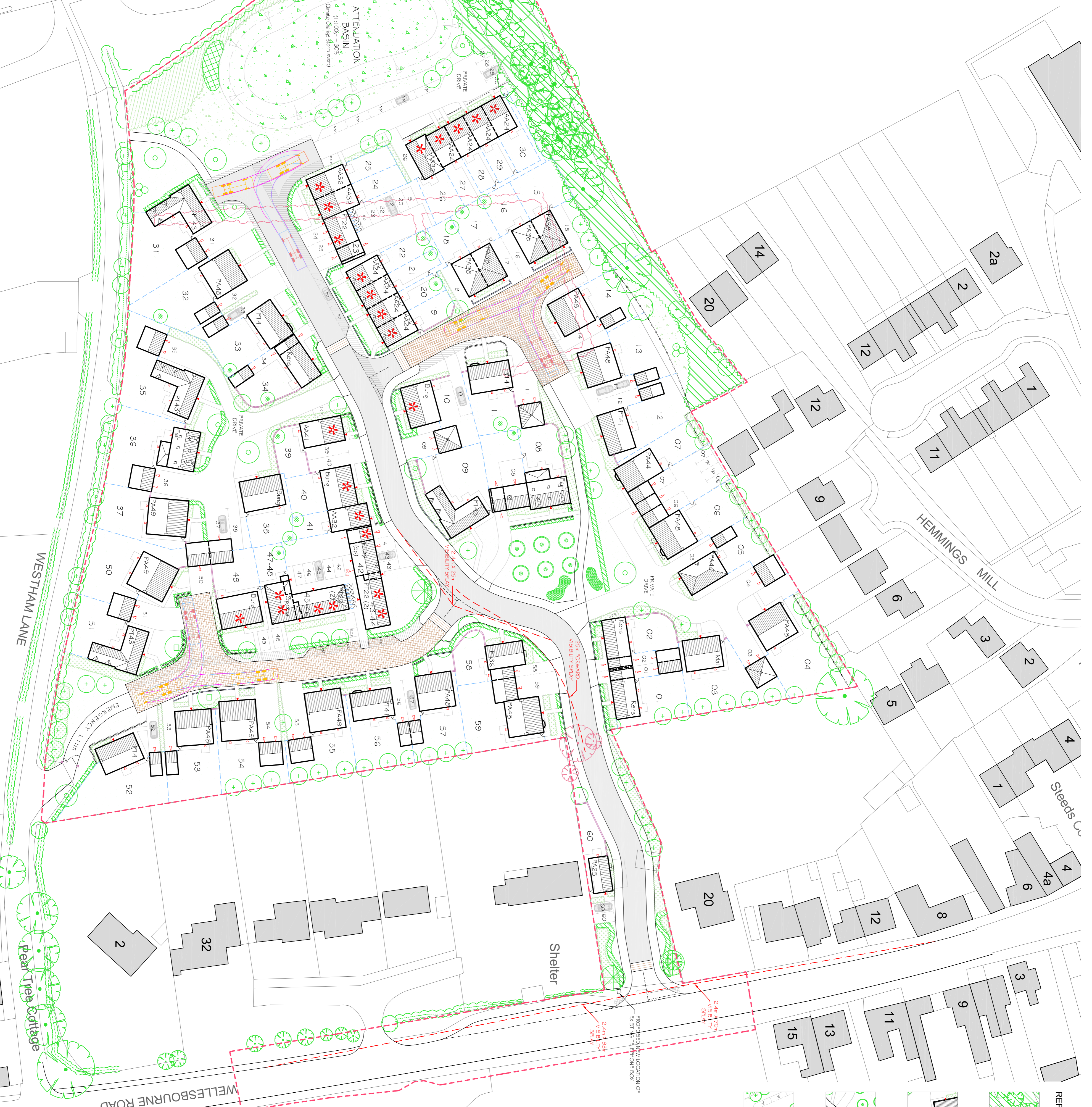
We trust that you find this information of assistance, however, if you have any further queries then please come back to me as per the contact details on this letter.

Yours faithfully,



RUSSELL CROW
Senior Planner

- PLANNING LAYOUT LAYERS KEY:**
- 1800MM BRICK WALL
 - 450mm BRICK WALL
 - TIMBER FENCE
 - PROPERTY DIVISION
 - POST & WIRE FENCE
 - METAL RAILINGS
 - KNEE HIGH RAIL
 - SITE BOUNDARY
 - PILLARS
 - GATE
 - AFFORDABLE
 - BIN COLLECTION POINT
 - BLOCK PAVING
 - BLACK TOP MATERIAL
 - SERVICE MARGIN



REFUSE STRATEGY



Terrace Units with rear access can store the refuse bins in the rear gardens. All gardens are to be secured with lockable timber made gates at approximately 2m High.

End Plots and Detached Units with rear access can store the refuse bins in the rear gardens. All gardens are to be secured with lockable timber made gates at approximately 2m High.

Units with Rear Access Via personal access door on the adjoined garage to store the refuse bins either in the garage or taken through the personal access door in to the rear gardens.

Flat Over Garage/Drive-Through Units without access to a garden can store the refuse bins in the bin stores provided.

Barford

REV	DATE	AMENDMENTS	BY	CHKD
L	08.11.13	LANSKOPING UPDATED TO MATCH THE LATEST ARCHITECTURAL DRAWING	RAN	ALP
K	23.10.13	ASAP HOUSE TYPES SUBSTITUTED WITH MAIN 5 AFFORDABLE PLOTS INDICATED	RAN	ALP
J	16.10.13	GRANITE SETTS REMOVED FROM THE DRIVE ROAD	RAN	ALP
H	08.10.13	ADDITIONAL BIN COLLECTION POINTS ADDED	RAN	ALP
C	04.10.13	REDESIGN OF ATTENUATION BASIN IN ORDER TO SUIT GRANITE STRAVEN, VARIOUS BOUNDARY TREATMENT ALTERATIONS & ROAD MATERIAL CHANGE	RAN	ALP
F	02.10.13	GREENHOUSE NOW REMOVED FROM LAYOUT. VARIOUS ALTERATIONS TO LAYOUT WITH REGARD TO SUIT GRANITE STRAVEN. VARIOUS BOUNDARY TREATMENT ALTERATIONS & ROAD MATERIAL CHANGE	RAN	ALP
E	20.09.13	12 AFFORDABLE SHOWN TO PLOT 75	RAN	ALP
D	19.09.13	PLOT 4 SUBSTITUTED BACK TO REV B WITH PLOT 41 ALONG WITH THE GARAGE BEING PUSHED FORWARD TO MAKE ROOM FOR A GREENHOUSE	RAN	ALP
C	18.09.13	PLOT 4 INDICATIVE SUBSTITUTED WITH A SERVICE SMALLER PLOT & PARTNER IN ORDER TO SUIT GRANITE STRAVEN	RAN	ALP
B	16.09.13	LAYOUT AMENDED TO HEWAMONS COMMENTS	RAN	ALP
A	13.09.13	PLOT 51 SHOWN. BAM ADDED TO PLOT 11. VARIOUS PLOTS CHANGES HAVE BEEN REDESIGNED	RAN	ALP

John R Paley Associates
J R P
 CLIENT
TAYLOR WIMPEY
 WEST MIDLANDS

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF WELLESBOURNE ROAD,
BARFORD
 DRAWING OF
PROPOSED PLANNING LAYOUT
 MARKETING NAME

drawing no	rev	date
P13.4674.01	L	AUG 13
scale @ A1	drawn check	date
1:500	RAN ALP	AUG 13
1 Red Hill, Crickswall	1 01923 28232	
Parslofton Business Village	1 01923 38232	
Wakerfield	0 19080/08/parslofton.co.uk	
WPT 1 20P		

PROPOSED PLANNING LAYOUT