

Development Policy Manager  
Warwick District Council  
Riverside House  
Milverton Hill  
Royal Leamington Sp  
CV32 5HZ

FAO: Dave Barber

Date: 19 February 2016  
Our ref: ACL11

Dear Sir/Madam,

**Strategic Housing Land Availability Assessment (SHLAA), Call for Sites – Oaklands Farm, 357 Birmingham Road, Budbrooke, Warwick**

On behalf of our joint client, Oaklands Farm and AC Lloyd Homes, we are hereby submitting an additional site for consideration by the Council for inclusion in the Local Plan Review. We fully appreciate that the call for site's period has closed, but given the current Government consultation relating to brownfield sites in the Green Belt being released for housing, we consider it appropriate to bring this site to your attention.

The site at Oaklands Farm (see attached site location plan) is located in the Green Belt. However, it is a brownfield site which comprises a mix of residential and commercial uses including a caravan site, caravan repair workshop and storage, kennel/cattery and timber yard.

Given its largely developed character and the fact that it is well contained by substantial and defensible boundaries, it is considered that a sensitively designed housing scheme on the site including additional landscaping along the site boundaries would not cause substantial harm to the openness of the Green Belt in this location.

The site lies at the edge of Hatton Park, one of the growth villages in the District, where the Local Plan seeks to focus some of the housing growth. The southern edge of Hatton Park has been acknowledged as an appropriate location for growth with land opposite Oaklands Farm allocated for housing in the emerging Local Plan.

Oaklands Farm lies in a very accessible location with easy access to the services and facilities at Hatton Park and easy reach of Warwick Parkway Station, which is located less than one mile away. The site's accessibility to Warwick Parkway station and employment opportunities in Warwick and the wider sub-region, would make this site particularly attractive to young workers. The site clearly offers potential for redevelopment for residential uses including a substantial proportion of starter homes.

In its current consultation, the Government has signalled its intention to introduce greater flexibility into the National Planning Policy Framework to enable suitable, sensitively designed housing development on brownfield sites in the Green Belt to come forward. Oaklands Farm is such a site and we would therefore request the Council to include it within the Local Plan.

We have completed a SHLAA 'call for sites' form providing all the key relevant information as attached.

Should you have any queries or require any further information, please do not hesitate to contact me or my colleague David Green.

Yours faithfully,

**Karin Hartley**  
**Senior Planner**

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