



Warwick District Strategic Housing Land Availability Assessment (SHLAA)

Please complete this form if you would like to suggest proposals for future land use and development within Warwick District on **sites capable of delivering 5 or more homes**.

The sites will be assessed as part of the SHLAA and used in the preparation of the Local Plan details of which can be viewed at www.warwickdc.gov.uk/newlocalplan. The Assessment itself will not determine which sites should be allocated.

Please complete a separate form for each site. Complete each section clearly and legibly to the best of your knowledge. If you require more space please use section 6. You are also welcome to attach any relevant additional information.

You must attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site and details of site ownership. In submitting a site you consent for your name and postal address to be made publicly available.

If you have previously submitted a site to the SHLAA there is no need to resubmit unless any significant details have changed or further supporting information is now available.

Should you have any queries on the completion of this form, or the inclusion of sites, please contact the Planning Policy Section on 01926 456504.

1. Your Details (please provide details)

Title	Mrs	Name	Karin Hartley	
Organisation (if relevant)	Delta Planning		Representing (if relevant)	Oaklands Farm/AC Lloyd Homes
Address	1 Chester Court, 1677A High Street, Knowle, Solihull			
Post Code	B93 0LL		Telephone	0121 285 1244
Email	karin@deltaplanning.co.uk			

2. Site Location (please provide details)

Site Name	Oaklands Farm, Budbrooke			
Site Address (Inc. postcode if known)	Oaklands Farm 357 Birmingham Road Budbrooke Warwick CV35 7DZ			
OS Grid Ref: Easting	425759	OS Grid Ref: Northing	266342	
Total Site Area (Hectares)	2.3	Area of Site Suitable for Development	2.3	

Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site with a red line. If appropriate, show other land in your ownership in blue. If relevant, also provide details of land parcels where the site is under multiple land ownership (see Section 3).

3. Site Ownership (please tick as appropriate and/or provide details)				
Do you own the site? (please tick)	Yes - sole owner <input type="checkbox"/>	Yes - part owner <input type="checkbox"/>	Yes - acting on behalf of the owner/s <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If you are a part owner or are not the owner, please provide name(s) and address(s) of the other landowners				
Have you notified the landowner / other landowners that you have submitted this site?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		

4. Site Constraints (on site or on the boundary) (please tick as appropriate and/or provide details)					
Current / Previous Use	Residential and mix of commercial uses including a caravan site, caravan repair workshop and storage, kennels/cattery and timber yard.				
Adjacent Land Uses	Shell petrol station to the west, agricultural land to the north, east and south.				
Planning History	<p>Extensive planning history relating to the various existing uses on the site. The most recent relevant applications include:</p> <ul style="list-style-type: none"> Erection of replacement kennel building (Ref. W/09/0246); granted 01/05/2009 Outline application for replacement dwelling (Ref. W/10/0245); granted 13/04/2011 Use of land for importation and cutting of timber (Ref. W/10/1663); granted 03/05/2011 Relocation of existing stable building from canal side to land alongside Birmingham Road (Ref. W/12/0768); granted 20/08/2012 Application for approval of reserved matters for the development of a replacement dwelling (Ref. W/14/0474); granted 28/05/2014 				
Existing Infrastructure	Electricity <input checked="" type="checkbox"/>	Gas <input checked="" type="checkbox"/>	Mains Sewerage <input checked="" type="checkbox"/>	Mains Water <input checked="" type="checkbox"/>	Telecoms <input checked="" type="checkbox"/>
Access from the Highway	Yes (classified road) <input checked="" type="checkbox"/>		Yes (unclassified road) <input type="checkbox"/>		No <input type="checkbox"/>
Highway Works	None required; access can be taken off Birmingham Road.				
Ransom Strips	None				
Legal Issues	None. In single ownership and available for immediate development.				

Existing Occupiers	Oaklands Farm
Public Access / Rights of Way	No existing public access/right of way through the site. The canal towpath immediately adjoins the site to the south.
Wildlife Designations (wildlife site, protected species)	The site is not covered by any designations. The Grand Union Canal, a Local Wildlife Site (LWS), immediately adjoins the site to the south.
Heritage Designations (e.g. listed buildings)	None
Agricultural Land Classification	Grade 3
Environment Constraints (e.g. mature trees, TPOs, ponds, watercourses)	Mature trees and hedgerows. The whole of the site lies in the Green Belt.
Physical Constraints (e.g. flooding, potential land contamination)	A very small part of the site at the southern boundary with the canal is shown as falling within Flood Zone 3 on the Environment Agency Flood Maps. However, there is no history of the site flooding and the area affected has already been granted permission for a replacement dwelling.
Infrastructure Constraints (e.g. pylons, gas mains)	None
Other Known Issues / Constraints	None
Interventions to Overcome Constraints?	Flooding/drainage require further investigation, but it is considered that appropriate on-site mitigation measures can be put in place as part of a development scheme to address potential issues.

5. Proposal Details (please tick as appropriate and/or provide details)

Description of Proposed Development	Redevelopment of site for up to 60 residential units.				
Proposed Land Use (please tick)	Residential <input checked="" type="checkbox"/>	Employment <input type="checkbox"/>	Retail <input type="checkbox"/>	Mixed <input type="checkbox"/>	Other <input type="checkbox"/>
Site Capacity / Density (i.e. no. of homes / floor space)	60		Details of Mixed / Other Land Use	Development scheme could include on-site open space provision and flood risk/drainage mitigation.	
Potential for Development	For sale / marketed for Development <input type="checkbox"/>	Negotiations with a Developer <input type="checkbox"/>	In control of a Developer <input type="checkbox"/>	Ready for Release by Site Owner <input checked="" type="checkbox"/>	
Availability for Development	Short-term (within 5 yrs) <input checked="" type="checkbox"/>	Medium-term (6-10 yrs) <input type="checkbox"/>	Long-term (11-15 yrs) <input type="checkbox"/>	Beyond Plan Period (16+ yrs) <input type="checkbox"/>	

**Development
Timescale /
Phasing**
(Inc. build
rates)

Site is in single land ownership. Immediately available for development.

6. Continuation Section

The site at Oaklands Farm is a brownfield site which comprises of land in use for a combination of residential and commercial uses including a caravan site, caravan repair workshop and storage, kennel/cattery and timber yard.

It is bounded by Birmingham Road to the north, residential properties and agricultural uses to the east, the Grand Union Canal to the south and Ugly Bridge Road to the west with a petrol filling station beyond.

The site is located in the Green Belt, but it is largely contained by substantial and defensible boundaries including roads and the canal. Given the fact that the site already comprises a mix of different uses and therefore appears largely developed in character, it will not lead to new ribbon development along Birmingham Road, reduce the gap between Hatton Park and Warwick or encroach into the open countryside. A sensitively designed scheme on the site including additional landscaping along the site boundaries would help to protect the open character of the Green Belt surrounding the site.

Hatton Park is identified as a growth village in the emerging Local Plan, which has now reached Proposed Modifications stage. Growth villages are considered to be the most suitable location for housing growth outside the main towns. The Local Plan actively seeks to focus growth in Hatton Park and includes two housing allocations including one at the south-eastern edge of the village. This is located opposite the Oaklands Farm site. The southern edge of Hatton Park has been acknowledged as an appropriate location for growth. The close proximity of the site offers an opportunity to deliver a wider sustainable village extension.


The site is well related to Hatton Park, but also to Warwick with easy access to services and facilities by sustainable transport modes. A regular bus service runs along Birmingham Road and a bus stop is located immediately opposite the site. There are also excellent connection from the site to Hatton Park and Warwick by foot and cycle with a footway/cycleway running along Birmingham Road and the canal towpath. Warwick Parkway station is located less than one mile away and can be reached in less than 20 minutes by foot or 5 minutes by bicycle.

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 offers potential for redevelopment for residential uses including a substantial proportion of starter homes. It could help to meet the District's housing requirements by redeveloping a suitable, partially developed site in the Green Belt, for a sensitively designed housing scheme. In this regard, the proposal would be in line with the Government's current Consultation on Proposed Changes to National Planning Policy (December 2015) which signals an intention to introduce greater flexibility into the NPPF to enable the release of such sites for housing.

Signature

In submitting a site you consent for your name, postal address and site details to be made publicly available and for a representative of the Council to access the site (if necessary) to undertake a site assessment with or without prior notification.

Your details will also be added to the Council's Planning Policy database and you may receive notifications of forthcoming public consultations and stages of plan preparation. You can request that your details are removed from the database at any time.

Name	Karin Hartley
Signature	
Date	19/02/2016