

RED HOUSE FARM
(SOUTHERN EXTENSION TO EMERGING ALLOCATED SITE "H04")
LILLINGTON, ROYAL LEAMINGTON SPA

VISION FRAMEWORK



APRIL 2016



The Site when viewed from Millenium Way. Farm buildings on the horizon, sit near the northern boundary

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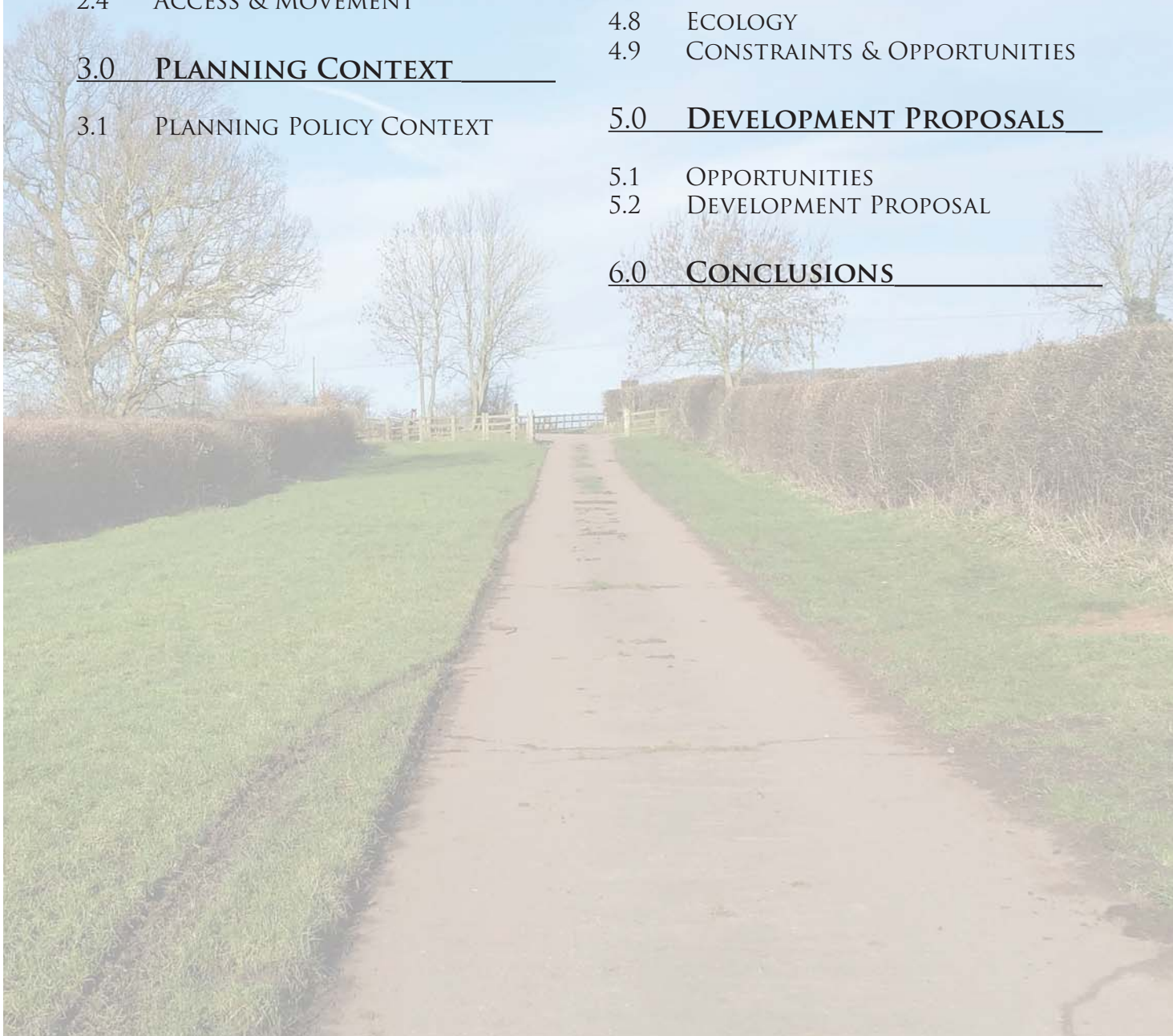
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THE SITE SHOULD BE ALLOCATED FOR DEVELOPMENT TO FURTHER SUPPORT THE WIDER REGENERATION OF LILLINGTON AND PROMOTE SUSTAINABLE DEVELOPMENT TO ACHIEVE THIS REGENERATION. SUCH DEVELOPMENT COULD CREATE AN EASILY DEFINED, DEFENSIBLE GREEN BELT BOUNDARY BEYOND THE RED HOUSE FARM ALLOCATION.



1.0 INTRODUCTION



1.1 OVERVIEW

This document has been prepared by Catesby Estates Limited in respect of land to the south of emerging allocated site ref: "H04", Lillington ("the Site"), which lies within the administration of Warwick District Council ("the Council"), close to the town centre of Royal Leamington Spa.

A separate document has been prepared and submitted by Catesby which supports the Council's proposed allocation of the residential site to the north. Both of these documents should be read in parallel.

Fundamentally, this document shares much in common with the allocated site document, but goes on to demonstrate that the residential development of this Site has the potential to form a logical extension and further increase the quantum of much needed housing within the District.

This additional Site has the potential to deliver a further 200 dwellings, in addition to the predicted housing delivery from the emerging allocation.

This holistic approach strengthens the ability to achieve the Council's regeneration objectives for Lillington, helping to support, sustain and revitalise the local community.

An appropriate and acceptable design rationale will create a soft but defensible urban edge. An attractive new development can interact with a revised Green Belt boundary and through appropriate mitigation, have no significant detrimental impact upon the landscape.

1.2 SCOPE & STRUCTURE

This document is comprised of the following sections:

- ▶ **SECTION 2.0 – SITE & LOCAL CONTEXT**
Identifies the location of the Site, introduces the relevant local context, studies local architectural style and building form, and references all significant local facilities including the local network of public rights of way, highways and public transport;
- ▶ **SECTION 3.0 – PLANNING CONTEXT**
Discusses the rationale behind the Site and why it provides an ideal opportunity for residential development that is in accordance with the National Planning Policy Framework and supports the Council's emerging Draft Local Plan;
- ▶ **SECTION 4.0 – SITE APPRAISAL**
Focuses on the immediate context of the Site, documenting how the various constraints will shape any potential development proposal;
- ▶ **SECTION 5.0 – DEVELOPMENT PRINCIPLES**
Demonstrates the deliverability of the Site by illustrating a potential development proposal and provides an indication of the likely capacity of the Site;
- ▶ **SECTION 6.0 – CONCLUSIONS**



EMERGING ALLOCATED SITE
SITE REF: "H04"

SOUTHERN EXTENSION LAND
"THE SITE"

2.0 SITE & LOCAL CONTEXT

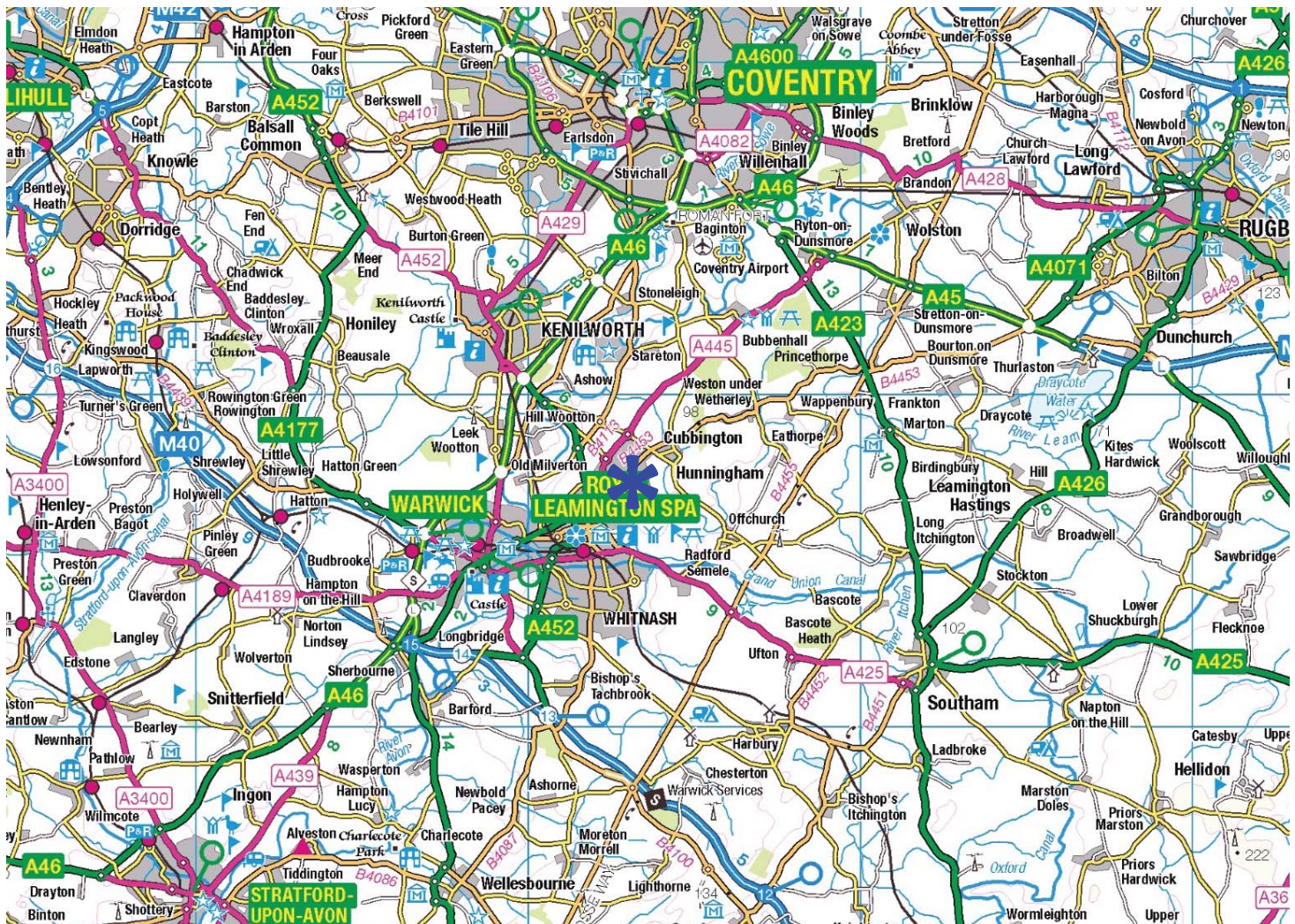
2.1 THE SITE

The Site, delineated on the Strategic Context diagram below with an asterisk, lies immediately to the south of Site Ref: "H04" which appears within the Publication Draft of the Council's Local Plan as a site for proposed residential allocation. It is located to the north west of the town of Royal Leamington Spa in the suburb and once former parish of Lillington. Leamington lies 15km south of Coventry and approximately 45km south east of Birmingham. The Site is located to the south of Lillington and is currently in agricultural and equestrian use, accessed from Black Lane, a designated Public Right of Way ("PRoW").

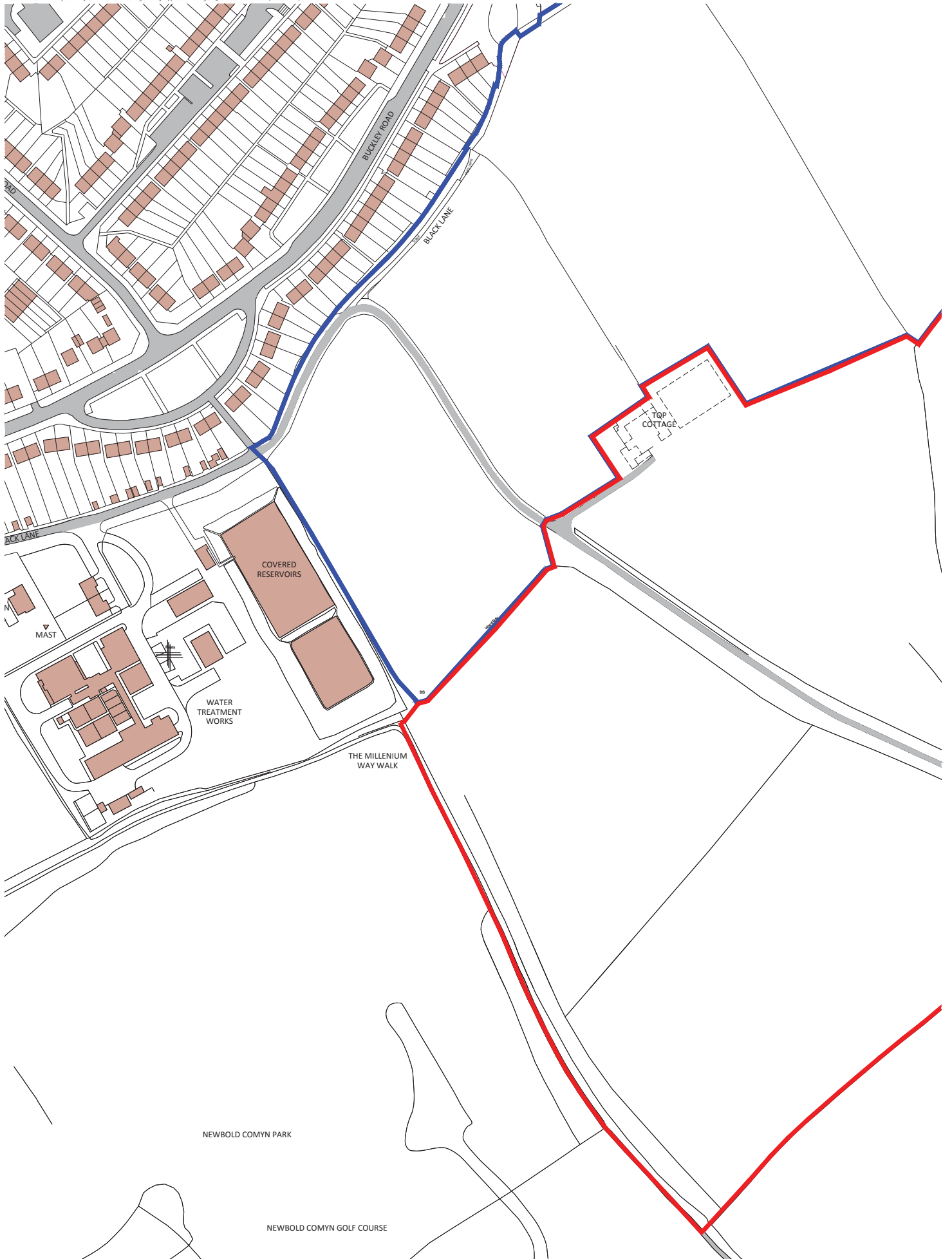
The Site can be directly connected to the local road network via the emerging allocated site to the north, onto Buckley Road, Leicester Road and Clarendon Avenue. This route offers connections to the primary road network (A452, A445, A46 and M40) at the wider level. Leamington Spa has a mainline rail station with regular services to London Marylebone with the quickest taking approximately 1 hour, 10 minutes.

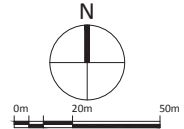
Lillington has two key areas. The new centre, based around Crown Way which contains many local services and facilities, was predominantly built as a council housing estate including three tower blocks. The largest of these blocks, Eden Court, dominates the skyline from the south. The second, and older area, contains the former village with the parish church of St. Mary Magdalene, the manor house, a handful of Victorian terraced houses as well as estates of predominantly semi-detached houses built in the first half of the 20th century.



The emerging allocated site for residential development abuts the entire length of the northern boundary of the Site. Alongside the western boundary is an existing mature field boundary hedgerow having occasional trees, the Millenium Way path and Newbold Comyn Golf Course. To the south and east agricultural fields extend beyond the Site. A number of these fields make up part of the remaining Red House Farm estate.



STRATEGIC CONTEXT





-  SITE BOUNDARY
-  ADJACENT PROPOSED SITE ALLOCATION
REF: H04



SITE LOCATION PLAN

The extent of the Site controlled by Catesby Estates Limited is as shown edged red on the Site Location Plan illustrated on the previous spread, and extends south from the site for proposed residential allocation.

The Site area (gross) extends to 17.41 hectares (equates to 43.02 acres). Whilst topography slopes gently to the south / south east within the northern third of the Site, this then slopes more significantly through the middle third. A prominent crown in the land from is visible in the eastern portion of the Site. Topography then levels near the south / south west corner of the Site.

The Site is effectively split into two by Black Lane/PRoW which runs in a north west / south east direction, defined either side by timber rail and stock-proof fencing, hedgerow to the eastern side.

To the east, the Site is divided into three fields, two of which are irregular in shape. Accessed off Black Lane via the first of the three fields, is Top Cottage and it's associated agricultural outbuildings making up Red House Farm Riding School (complete with menage). All three fields are defined at their boundaries by mature hedgerows, a handful of mature trees are found along these boundaries in the southern portion. To the west, the Site is split into two rectangular fields with timber fencing, perimeter boundaries again defined by mature hedgerows.

As with the proposed residential allocation directly to the north, the Site currently sits within designated Green Belt. The allocated site was assessed as part of a Joint Green Belt Study ("JCBS") and consequently defined as having "medium value" and being a "least constrained parcel".

In terms of development potential, the Site is capable of accommodating up to a maximum of 200 new homes (480 new homes in total when combined with the allocation site). Both market and affordable housing will be provided.

Development of the Site will create a more defensible Green Belt boundary through a commitment to good design culminating in a softer transition between the extended urban edge and adjoining countryside, than the present. Opportunities can be brought forward offering significant benefits for walking, cycling and publicly accessible open space.

Both sites should be seen as a pivotal opportunity to help bring forward regeneration and future growth to Lillington to address an identified housing need. Residential development upon this site will extend the range of regeneration options to assist the Council's regeneration aspirations for Lillington.



View from outside the south west corner of the Site- looking towards the north east

2.2 LOCAL CONTEXT & DESIGN STRATEGY

2.2.1 LOCAL CONTEXT STUDY

As mentioned within the previous section, Lillington can potentially be split into two key development character areas. The first of these two character areas takes in the nucleus of the settlement and its context immediately to the north of the Site. In summary it comprises a densely planned area of mostly housing, with supporting services and facilities (retail and community) constructed in the second half of the 20th century. This character area is found mainly along the arterial roads of Crown Way, Valley Road, Mason Avenue, Wellington Road and Buckley Road, and all secondary and tertiary streets.

The second area encompasses the original core of Lillington's former parish (which was then incorporated into the District at the end of the 19th century) and development completed up to the middle of the 20th century. Arterial roads and secondary roads taken in by this area include typically (either whole or in part): Cubbington Road, Lime Avenue, Church Lane, Kinross Road and Gresham Avenue.

A number of images are shown on this and subsequent pages portraying block structure, massing and scale of built-form and styles of architecture found within these key areas.



Mixed styles and scales along Gresham Avenue/Leicester Street



Post-war housing along Buckley Road



Medium-rise development on Valley Road/Crown Way



Properties of differing scale on Valley Road/Wellington Road



1960s/70s semi-detached properties on Valley Road



Crown Way Local Centre having accommodation above



Late 20th century properties on Newland Road/The Crest



Late 20th century terraced accommodation along Wackrill Avenue



1970s semi-detached properties on Langdale Close



Strong block form/focal building on Newland Road



High-rise accommodation directly north of the Site at The Crest. Subject to the Council's regeneration proposals.

The first area contains a equal blend of original privately owned dwellings, former public sector housing now in private ownership and retained council housing stock. The density of housing within the area is considered to be medium/high mostly due to two over-riding factors. Firstly, repetition of block massing and scale is apparent with properties often in terraced and semi-detached configuration, detached blocks feature rarely if at all. Secondly, the vertical scale of blocks varies greatly. A number of bungalows feature, along with traditional two storey properties. But perhaps more significantly flatted schemes feature, ranging upwards from three storey (some being above retail premises) right up to the maximum, a fifteen storey block, namely Eden Court. In this area, development is very much informed by vehicular movement, where streets and open frontages to properties dominate. Architectural styles are very simplistic.

The second area has a more mature structure to development blocks. Detached and semi-detached blocks are situated at varying depths from the carriageway with most frontage spaces enclosed so to separate private areas from the public realm. Two storey development features mostly with occasional two and a half storey room in the roof accommodation. Streets are often lined with trees and other mature planting aiding visual interest. The many styles of architecture, which can be varied but always rich in character, contribute towards street vision.



High quality mature properties along Cubbington Road



2½ storey mature properties along Vicarage Road



Properties having articulation to facades along Cubbington Road



Terraced court off Cubbington Road having agricultural scale

None of the styles of development within the context of the Site reflect Leamington's town centre, which mostly comprises grand scale architecture associated with any English Georgian 'spa' town.

Instead styles local to the Site reflect the various ages of suburbia with repetitious styles in abundance. Whilst pre-war development farther north does offer elements of visual interest, such repetition remains. Post-war development of the 20th century found immediately adjoining the allocation site, offers endless repetition and little architectural value.

Often, it could be viewed that 'good design' lost out, with greater priority given to satisfying the local housing need of the time.

2.2.2 DESIGN STRATEGY

When considering the design strategy for any new development, it is important to draw inspiration from the character of the local area to ensure that the development successfully integrates into its surroundings. The local context study has concluded that whilst Lillington does have scatterings of an established character, development closest to the Site has little. In these situations it is prudent to develop an altogether new pattern book for the area, with an emphasis placed on creating a new fresh identity for such development. Whilst the scale and mass of the proposed built-form should not be at great odds with the local environment, the identity and alignment of streets and the form of development blocks can indeed be treated in an original manner.

A significant factor in planning new development often relates to the efficient use of land. Existing development to the north of the residential allocation site comprises two storey development in the vast majority; however the inclusion of flatted blocks increases development density resulting in a well functioning land efficiency. Sadly, the success of such vertically planned accommodation in terms of social living standards is seen as a negative, where services are shared and private external space is non-existent.

Paragraphs 47 and 50 of the National Planning Policy Framework (“NPPF”) sets out to ensure that new development delivers a wide choice of homes and meets a range of housing needs. For example, new development on the Site should accommodate a range a smaller houses (1, 2 and smaller 3 bedroom accommodation) through to medium/medium-large houses (larger 3 bedroom and 4 bedroom accommodation). Great emphasis will be placed on providing a wide range of family housing.

If the scale and density of development does not fully reflect the character of the immediate area and the features of existing buildings, style of architecture and selection of facing materials are not particularly characterful, then the opportunity to create a new ‘third’ key character area in Lillington should be considered.

Block structure should be varied, one that can help to determine a clear movement strategy around the Site, creating streets having character and spaces creating a “sense of place”.

Along the main development access road, which in its main form should be in a secondary “looped” format (extending from the primary loop proposed to serve development upon the residential allocation site to the north) to help promote permeability, a formal block structure could be more continual with building facades located close to the street. Within this “loop” expectant development density will be at its highest. Secondary streets can spur off this access road, to serve other development parcels within the Site.

At the outer fringes of the Site and adjacent retained green infrastructure (such as existing field hedgerows), block structure can be less continual and more informal with blocks varied in their configuration, set at differing angles avoiding uniformity along the street. Development density along these “lanes”, which are most likely to be shared surface streets, shall be at its lowest. This approach will help to soften the transition between the newly built-form and publicly accessible green space around the site perimeter.

Development should address planned “key” spaces such as development nodes and open green spaces (including retained field hedgerows) to help provide an appropriate level of natural surveillance and with it successful spaces that are seen to be functional, safe and “social”.

In respect of the style of architecture and the appearance of the development, design cues should reflect not necessarily the local context, for reasons stated earlier, but more so the wider Warwickshire vernacular. This could include some flavouring (or indeed all) of the following elements:

- Main walling clad in red/red-multi coloured brick with rendered sections;
- Feature blocks wholly picked out with rendered walling;
- Feature blocks have walling at first floor/feature gables clad in contrast materials such as vertical tiles or horizontal timber boarding;
- Generous roof pitches clad in plain and profiled tiles, red and grey colours most appropriate;
- Occasional hipped roofs to reduce massing at corners and at the development edge;
- Simple boxed/open raftered eaves all painted white;
- Bargeboards to front feature gables, low-maintenance cut side gables;
- All other joinery painted white;
- Black rainwater goods;
- Deeper casement windows to larger blocks, well proportioned casement windows to smaller blocks;
- Decorative chimneys to all dwellings set atop the ridge to smaller blocks, set outside the gable end on larger detached blocks;

- Decorative entrance canopies above front doors to larger blocks, simple ledges to smaller blocks;
- Garages set to the rear of dwellings (or at the very least behind the front build-line) wherever possible, resulting in the car being less visible along the street avoiding street clutter;
- Where this is unavoidable, eg: where smaller house blocks are planned, parking courts will be planned and set to the side/rear of blocks and limited in size;
- Frontage spaces shall be enclosed with fencing/walling/landscaping to help separate private spaces from the public realm;
- Where front gardens cannot be enclosed, allow for a generous scheme of landscaping;
- Hard surfacing and edgings to secondary streets and driveways shall adopt a shared surface arrangement ie: one where pedestrians and cyclists feel safe as low vehicle speeds are encouraged.

Fundamentally, “good design” should be at the backbone of the proposed development which will result in creating a strong “sense of place”, one where people will want to live.

2.3 LOCAL FACILITIES & SERVICES

Lillington and the surrounding area is supported by a significant number of local facilities and services which support the needs of the community. The close relationship between the Site and these services makes a strong case for the sustainability credentials of any development upon the Site.

The Facilities Plan shown on the following spread illustrates the location of these facilities in relation to the Site.



Proposals should give high regard to “good design” demonstrating a varied block structure, one that can help to determine a clear movement strategy around the Site. Streets should have character and spaces be functional, safe and “social”. Fundamentally, the proposal should create a strong “sense of place”, one where people will want to live.

Isochrones are shown at distances of 400, 800 and 1200m from the centre of the Site.

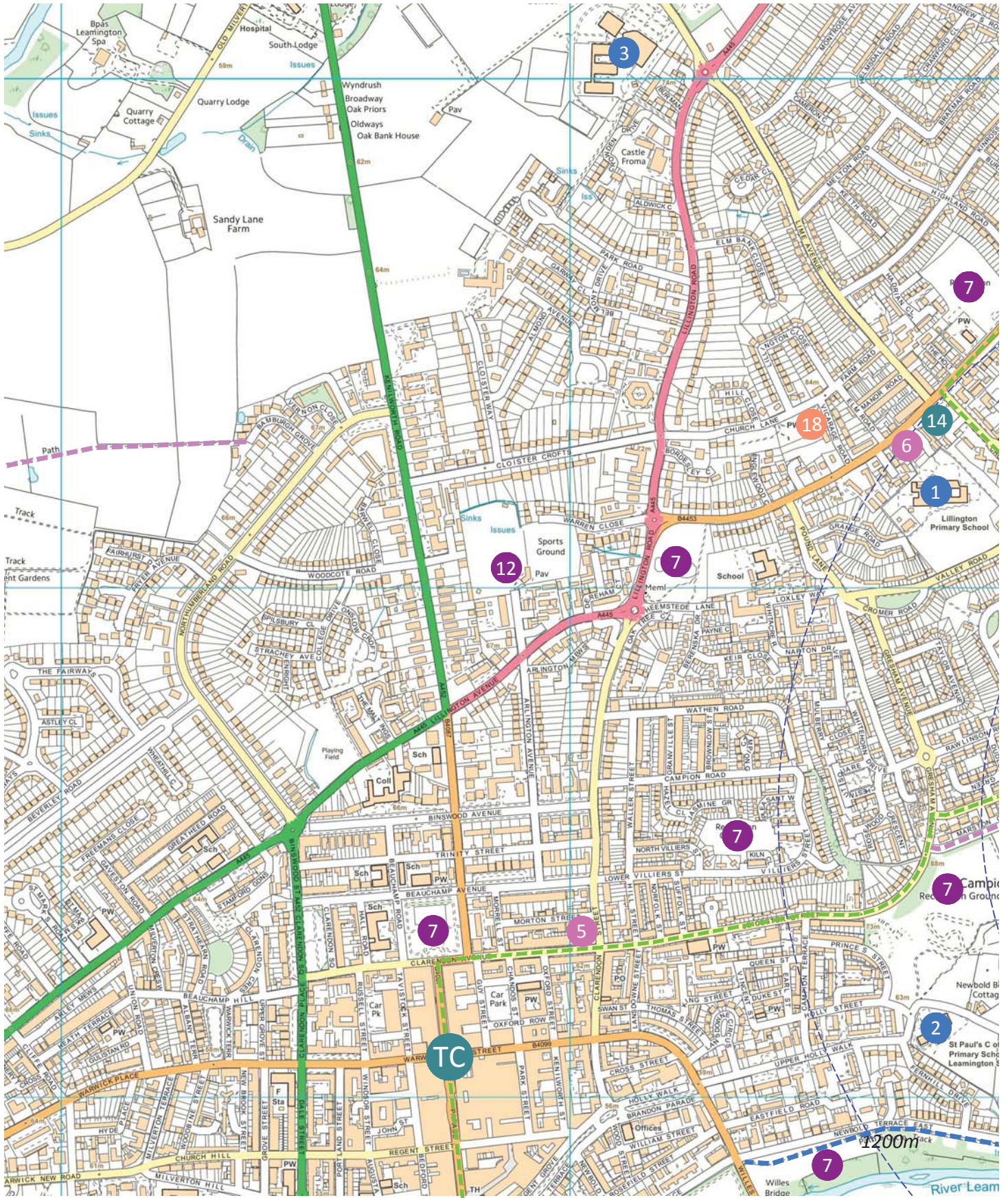
The singlemost facility closest to the Site is the convenience store located on Newland Road which is less than 550m away, a six minute walk from the Site centre.

The Crown Way Local Centre (“LC”) comprising a host of retail outlets, Lillington Library, Community Centre and Church of our Lady are found within 800m.

A full list of services considered to be of significance are listed below with *actual* walking distances shown in brackets:

- Nearest bus stop to Site- Buckley Road (390m);
- Convenience Store (550m);
- Lillington Community and Youth Centre (860m);
- Lillington Library (930m);
- Church of our Lady (1.02km);
- Crown Way Local Centre (1.08km);
- Lillington Pharmacy (1.3km);
- Tesco Express (1.3km);
- Lillington Nursery and Primary School (1.3km);
- North Leamington Secondary School (2.3km);
- St Mary Magdalenes Church (1.7km);
- Newbold Comyn Arms P.H (1.7km)
- Newbold Comyn Leisure Centre (1.9km);
- Cubbington Road Surgery (2.2km);

For reference the plan shows the location of Leamington Spa town centre “TC” to the south west of the Site.



NORTH



KEY:-

- The SITE
- - - ISOCHRONES SHOWN AT 400, 800 AND 1200m SPACINGS
- PARISH BOUNDARY

LINKS

- - - PUBLIC FOOTPATHS
- - - THE MILLENNIUM WAY WALK

TRANSPORT LINKS

- - - STAGECOACH BUS SERVICE 67/67A/67B:
Lillington - Stud Farm - Leamington - Sydenham
Monday - Sunday (including Bank Holidays)
Approximately 4 times an hour
- NEAREST BUS STOP TO SITE

GROUPED FACILITIES

- LC CROWN WAY LOCAL CENTRE:
CONTAINING SHOPS, CONVENIENCE STORES, LLOYDS PHARMACY
AND A POST OFFICE
- TC LEAMINGTON SPA TOWN CENTRE:
CONTAINING SHOPS, BARS, RESTAURANTS AND SUPERMARKETS

EDUCATION

- 1 LILLINGTON NURSERY AND PRIMARY SCHOOL
NURSERY LEVEL AND RECEPTION TO YEAR 6
- 2 ST PAULS C OF E PRIMARY SCHOOL
NURSERY LEVEL AND RECEPTION TO YEAR 6
- 3 NORTH LEAMINGTON SECONDARY SCHOOL
YEARS 7 - 11 AND SIXTH FORM

HEALTH AND WELFARE

- 4 CUBBINGTON ROAD SURGERY
- 5 CLARENDON LODGE MEDICAL PRACTICE
- 6 LILLINGTON PHARMACY

RECREATION AND LEISURE

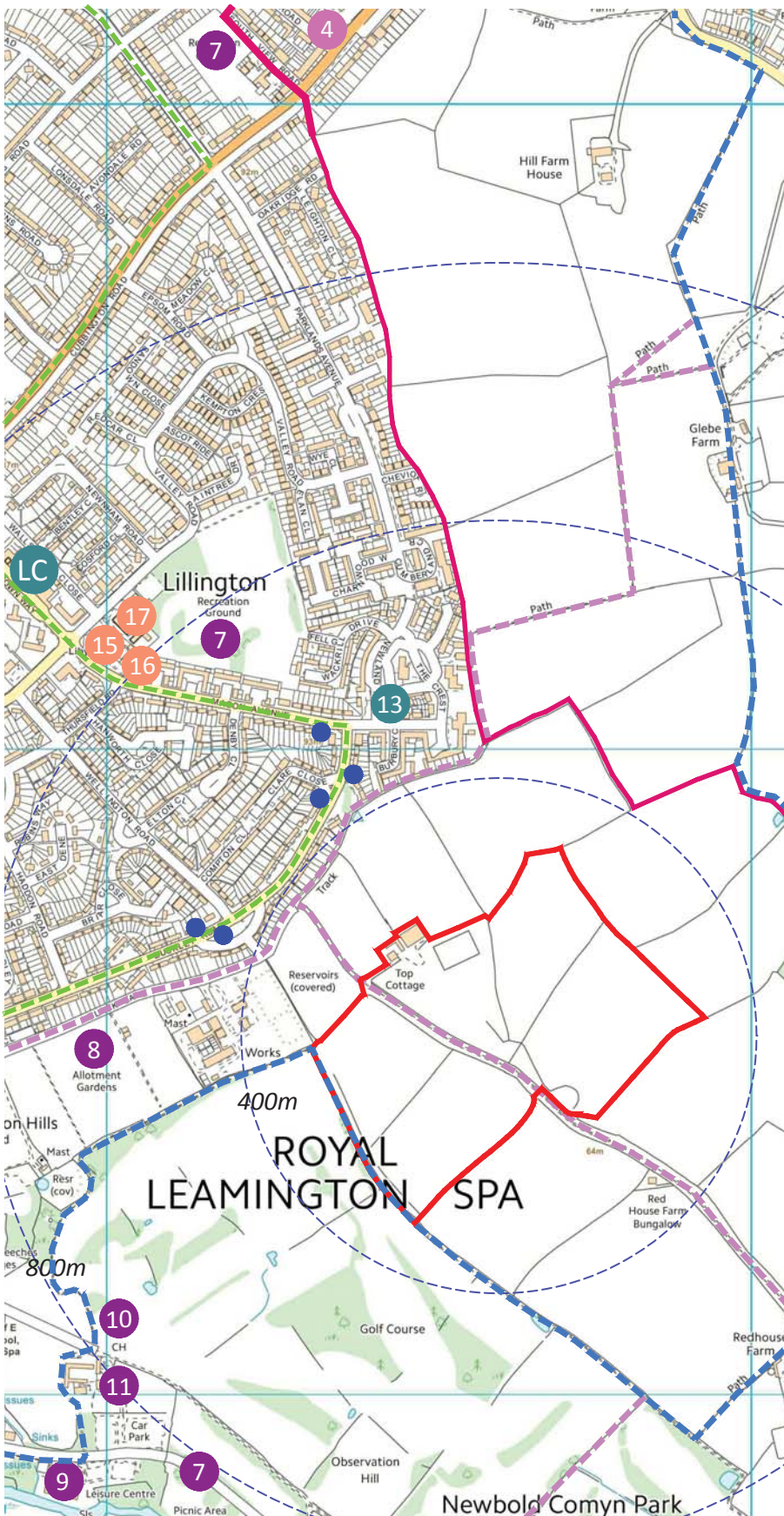
- 7 RECREATION GROUND AND PLAYING FIELDS
- 8 ALLOTMENT GARDENS
- 9 NEWBOLD COMYN LEISURE CENTRE
- 10 NEWBOLD COMYN GOLF CLUB
- 11 THE NEWBOLD COMYN ARMS P.H
- 12 LEAMINGTON CRICKET CLUB

RETAIL

- 13 CONVENIENCE STORE
- 14 TESCO EXPRESS

COMMUNITY

- 15 LILLINGTON LIBRARY
- 16 LILLINGTON CHILDRENS CENTRE WITH
COMMUNITY CENTRE & YOUTH CENTRE
- 17 CHURCH OF OUR LADY
- 18 ST MARY MAGDALENE'S CHURCH



LOCAL FACILITIES PLAN



St Mary Magdalene - Lillington Parish Church



Church of our Lady - Valley Road



Lillington Library- Valley Road



Lillington Community and Youth Centre- Mason Avenue



Allotments



Outdoor play facilities at Newbold Comyn (Paul Putz)



Crown Way Local Centre



Lillington Primary School and Nursery