

# Land at Milverton Road

The Site is located immediately to the north of Warwick and Royal Leamington Spa. From the Site, direct vehicular access into Warwick can be gained from Coventry Road with access into Royal Leamington Spa accessed from Kennilworth Road (A452). Both Warwick and Royal Leamington Spa railway stations are located approximately 5km south of the Site. The railway stations provide regular services to London, Birmingham, Solihull and Bicester.

As part of the emerging Local Plan, Warwick and Leamington Spa have been identified as the most sustainable settlements within the District and will be the focus for development over the emerging plan period. There are a number of local services and facilities within close proximity to the Site, including Milverton Primary School, Brookhurst Primary School and Trinity Catholic School, located less than 1.0km south of the Site.

# Next Steps

Following a full Council meeting on 13th October 2015, Warwick District Council has provided the Inspector examining the emerging Local Plan with a suggested timetable for moving forward. As part of this process, the Council proposes to consider additional housing sites for allocation between October 2015 and January 2016. Once completed, it is anticipated by the Council that the examination can recommence in 2016.

Taylor Wimpey and its consultant team will continue to promote the Site for residential development as part of the Local Plan Examination. The Site is considered to be a suitable and sustainable location for residential development which can contribute to the Council's overall housing requirement.

With the site being controlled by a national housebuilder with an excellent track record of delivering high quality residential developments, we consider that the Council can have confidence in the delivery of this site if allocated.



# Contact Details

Should you require any further information regarding the Site, please contact:

Russell Crow  
Barton Willmore LLP  
Regent House  
4 Homer Road  
Solihull  
B91 3QQ

T: 0121 711 5151

E: russell.crow@bartonwillmore.co.uk

Land at Old Milverton  
Road, Royal Leamington  
Spa



# The Site

Taylor Wimpey control the site located on the northern edge of Royal Leamington Spa, with a total developable area, measuring 73.22ha. The site is capable of delivering circa 1,400 dwellings.

The Site is bounded by Sandy Lane/Old Milverton Lane to the north, the A452 to the east, a railway line to the west and existing residential development to the south, including an area of allotments.

Warwick and Royal Leamington Spa provide the most sustainable location for growth in Warwick District and are rightly the focus for development in the emerging Local Plan. Whilst the Submission version of the Local Plan focuses development to the south of Warwick – on non-Green Belt sites – there is in our view a need to allocate strategic extensions to the north, which are better located to meet the unmet needs of Coventry City.

The boundaries for this site provide, on balanced consideration, logical and permanent boundaries, which sensibly add to the built form of Royal Leamington Spa. The masterplan demonstrates how the development of this site would interact with the existing built area whilst enhancing the edge to the Green Belt. The proposed development would include a mix of uses, including education, employment, a park and ride facility and a local centre alongside the residential dwellings.

Technical work is being advanced in relation to the site, and the masterplan overleaf demonstrates the latest position as of April 2016. Landscape, ecology, highways, drainage and infrastructure have all been assessed at a high level and fed into the initial masterplanning process, with further detailed assessments to follow.



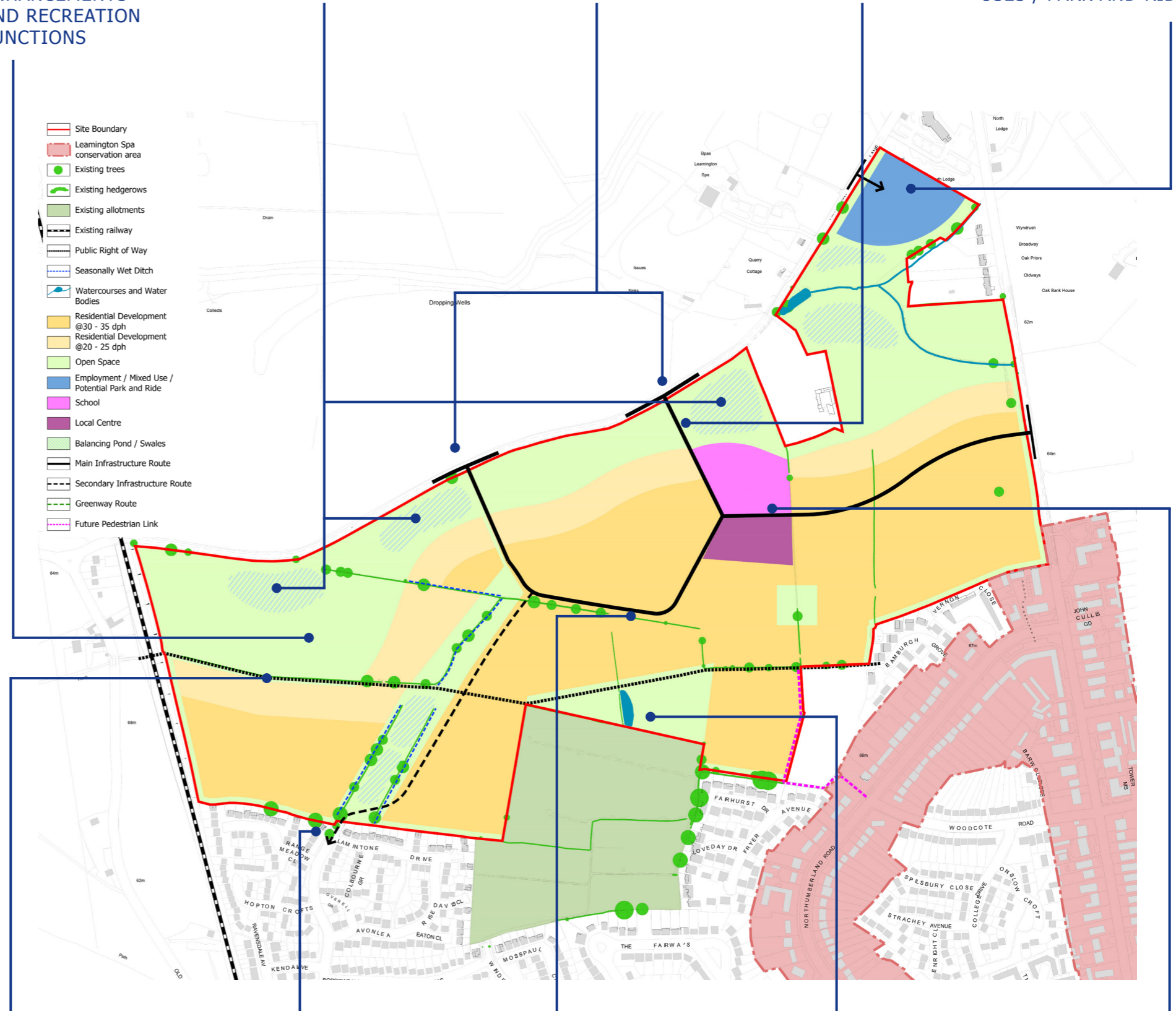
OPEN SPACE TO ACCOMODATE WATER, LANDSCAPE, ENHANCEMENTS AND RECREATION FUNCTIONS

SURFACE WATER ATTENUATION AT LOWEST PART OF THE SITE

POTENTIAL VEHICLE CONNECTION POINTS

PRIMARY MOVEMENT ROUTE

POTENTIAL EXTENSION TO EMPLOYMENT / MIXED USES / PARK AND RIDE



RETAINED AND INTEGRATED PUBLIC RIGHT OF WAY PROVIDING ACCESS TO WIDER AREA

POTENTIAL SECONDARY LINK

EXISTING TREES AND HEDGEROWS OF HIGH QUALITY / ECOLOGICAL VALUE TO BE INTEGRATED INTO DEVELOPMENT

PUBLIC OPEN SPACE OR ALLOTMENT EXTENSION

PRIMARY SCHOOL SITE AND LOCAL NEIGHBOURHOOD FACILITIES LOCATED AT THE HEART OF THE SITE