



TOWN AND COUNTRY PLANNING ACT 1990

**SOUTH WARWICKSHIRE LOCAL PLAN PART 1
ISSUES AND OPTIONS CONSULTATION (REGULATION 18)**

**SUBMISSION ON BEHALF OF
L&Q ESTATES**

LAND EAST OF BANBURY ROAD, SOUTHAM

**MARCH 2023
REF: WW/9333**

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Appendix 1 – Illustrative Masterplan (Dwg. Edp2535_d067c)

Appendix 2 – Vision Document, dated March 2023

1.0 INTRODUCTION

- 1.1 This submission is made on behalf of L&Q Estates, in relation to their interests at land east of Banbury Road, Southam (hereafter referred to as 'the Site'). L&Q Estates welcome the opportunity to be involved in the preparation of the South Warwickshire Local Plan (SWLP), and it is within this context that they wish to make representations to the Regulation 18 Issues and Options Consultation.
- 1.2 On behalf of L&Q Estates, we have previously submitted the Site to the SWLP Scoping Consultation (2021) and the Site was submitted in response to the Call for Sites exercise in 2021.
- 1.3 The Site is shown outlined in red on Drawing Edp2535_d067c (**Appendix 1**) and is located to the southern edge of Southam. It extends to 11.68 ha (28.86 acres) and has potential to deliver a residential scheme of up to 200 dwellings, in addition to public open space, a community orchard and allotments.
- 1.4 The site is deliverable, available and suitable to deliver a high-quality residential development that will significantly assist in meeting South Warwickshire's identified housing need as well as the unmet need from Coventry and from Greater Birmingham and the Black Country.

2.0 SECTION 3 VISION AND STRATEGIC OBJECTIVES – SOUTH WARWICKSHIRE IN 2050

Q-V3.1: Do you agree that the Vision and Strategic Objectives are appropriate?

The Vision

- 2.1 We support the vision in principle, which seeks to create a prosperous, stronger and sustainable South Warwickshire. The vision provides a positive framework for the Strategic Objectives and is generally aligned with the three overarching sustainability objectives set out in NPPF Paragraph 8.

Strategic Objectives

- 2.2 We are supportive of the Strategic Objectives, which will address the key strategic challenges and opportunities that have arisen since the Stratford on Avon Core Strategy was adopted in 2016. We consider that the Site, which has the potential to deliver up to 200 new homes in Southam as well as significant open space, a community orchard and allotments in a sustainable location, would assist the South Warwickshire Authorities in achieving these objectives.

3.0 SECTION 4 MEETING SOUTH WARWICKSHIRE'S SUSTAINABLE DEVELOPMENT NEEDS

South Warwickshire's Development Requirements

Q-I1: Please add any comments you wish to make about the Sustainability Appraisal, indicating clearly which element of the appraisal you are commenting on.

3.1 NPPF Paragraph 32 states:

'Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed the relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, where possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).'

3.2 It is noted that in the conclusion for the Sustainability Appraisal it states, at paragraph 7.15.11:

*'High level assessment of Spatial Growth Options that are not all distinct from each other, with the exception of Option 5, means that **sustainability performance can only be evaluated with several caveats**. These include the fact that detailed locational information is not available and the ability to identify effects with precision is challenging. The scores in Table 7.1 are strictly a guide and do not represent a diagnostic analysis. **Mitigation has not been factored into the performance of the Growth Options since it is best worked up once more detailed locational information is available.**' [emphasis added]*

3.3 Furthermore, the following technical assessments are currently being undertaken to help inform later stages of the plan:

- Transport Assessment

- Climate Change Impact Assessment
- Biodiversity and Green Infrastructure Assessment
- Landscape Character Assessment
- Health Impact Assessment
- Green Belt Study
- Heritage Assessment

3.4 The Issues and Options SA is, by its own admission, heavily caveated and no mitigation has been considered. We therefore reserve the right to comment further at a later stage, once the Sustainability Assessment has advanced following the outcome of key evidence base documents.

DEVELOPMENT DISTRIBUTION STRATEGY FOR SOUTH WARWICKSHIRE

Issue S1: Green & Blue Corridors

Q-S1: Please select the option which is most appropriate for South Warwickshire

- **Option S1a: Identify Strategic Green and Blue Corridors in advance of the Local Nature Recovery Strategy being produced**
- **Option S1b: Do not identify Green and Blue Corridors within the South Warwickshire Local Plan, and instead rely on the production of the Local Nature Recovery Strategy**

3.5 As shown on the Vision Document (**Appendix 2**) and Illustrative Masterplan for Land east of Banbury Road, Southam, it is proposed to retain and enhance the majority of the existing landscape features, including hedgerows. The proposals will deliver a number of landscape benefits, including new Public Open Space, recreational routes and a community orchard.

3.6 SuDS will also form an integral part of the development's green infrastructure, providing ecological benefits and habitat creation, as well as performing their principal function of controlling and managing the flow of surface water run-off during periods of heavy and persistent rainfall.

3.7 Therefore, the proposals for land east of Banbury Road, Southam demonstrate that green and blue infrastructure can be incorporated into development in many forms. It would be advantageous for additional evidence from the emerging Sub-Regional Green Infrastructure Strategy to be made available as soon as possible in order to inform the proposals for the Site. Therefore, Option S1a would be preferable, considering the production of a Local Nature Recovery Strategy will come after the SWLP Spatial Growth Strategy has been determined.

Issue S4: Growth of existing settlements

Q-S4.1: Do you think that growth of some of our existing settlements should be part of the overall strategy?

3.8 Yes, we consider that growth of some of South Warwickshire's existing settlements should be part of the overall strategy.

3.9 South Warwickshire has a dispersed settlement pattern (as set out in Policy CS.15 of the adopted Stratford-on-Avon Core Strategy) and is home to a significant number of existing settlements of varying sizes. The explanatory text under Issue S4 sets out that there are nine towns (Alcester, Henley-in-Arden, Kenilworth, Royal Leamington Spa, Shipston-on-Stour, Southam, Stratford-upon-Avon, Warwick and Whitnash), at least 82 villages and hundreds of hamlets.

3.10 Issue S4 sets out that the South Warwickshire Local Plan will seek to maximise the capacity of its existing urban areas in order to meet development needs to 2050. However, in deciding upon the best distribution strategy for new development within South Warwickshire, it is important for the Local Plan to consider the potential for growth around the edges of the existing settlements.

3.11 Southam is categorised as a 'Main Rural Centre' in Policy CS.15 of the adopted Stratford-on-Avon Core Strategy. The settlement hierarchy is defined below:

1. Main Town: Stratford-upon-Avon
2. Main Rural Centres (including Southam)
3. New Settlements
4. Local Service Villages
5. Large Rural Brownfield Sites

6. All other settlements
7. Local Needs Schemes

3.12 Therefore, Southam is identified as one of the most sustainable settlements in the settlement hierarchy and spatial distribution of growth in Stratford-upon-Avon district.

3.13 Southam town centre contains a range of shops, commercial activities such as banks, local services and facilities and pubs. Other services in the town include primary and secondary schools, a leisure centre, library, medical centres, police station and post office. There are good public transport services to the towns of Leamington Spa and Rugby, as well as community transport services that connect the town with nearby villages.

3.14 There is an established employment area on Kineton Road that provides a range of jobs. This has seen a significant expansion in recent years and comprises a traditional industrial estate. The town has been successful in attracting a number of large companies.

3.15 Paragraph 6.7.6 of the Core Strategy acknowledges that Southam functions as a service centre for much of the eastern part of the District, stating:

'A large number of rural communities look to the town for their everyday needs. Some of these are quite sizeable, such as Harbury, Long Itchington, Napton and Stockton. Southam College strengthens the town's role due to its extensive catchment which includes neighbouring parts of Rugby Borough.'

3.16 Southam is one of the largest rural centres in the District and is a focal point of shops, services and jobs for a sizeable rural catchment. Indeed, paragraph 6.7.9 of the Core Strategy concludes that: *'it is reasonable for the town to be considered suitable for additional housing and business development.'*

3.17 These paragraphs and conclusions remain broadly valid. It is consistent with national planning policy and basic sustainability principles to ensure that housing is focused in existing settlements, such as Southam, where there are existing services and where there is a need to ensure vitality.

3.18 Land east of Banbury Road, Southam immediately adjoins the built-up area boundary of Southam and existing residential development to the north and west. Southam has been subject to a number of residential planning applications. A residential development of 47

dwellings (LPA Ref. 14/00503/OUT and 16/02091/REM) has recently been constructed, filling in a square parcel of land to the immediate west of Land east of Banbury Road, Southam. Furthermore, an application for 236 residential properties (Ref. 13/00809/FUL) and redevelopment of Southam United Football Club to a community sports hub has extended the settlement boundary further south along the A423 Banbury Road, opposite the Site.

- 3.19 The promotion site would reinforce the established built form at the southern edge of Southam and would form an enduring definition to the built-up area boundary. Indeed, the site is contained by hedgerows along its southern boundary which act as a green buffer and sensitive transition between the town and surrounding landscape.
- 3.20 The promotion site would be well connected to the built-up area of Southam and would constitute sustainable development. Indeed, it is considered that the new homes at Land east of Banbury Road will comply with the 20-minute neighbourhood concept, owing to the close proximity of the site to Southam's services and facilities.
- 3.21 Given the pressing need for additional housing within the Stratford-on-Avon District, Southam is clearly a sustainable location to accommodate additional housing growth. The Site has been carefully considered to enable a comprehensive planned development to be achieved to deliver new housing (market and affordable) which is well-located in relation to the town and will enhance its vitality in line with national planning policy. Accordingly, it is considered that the Site should be allocated as a residential site within the South Warwickshire Local Plan.

Issue S7: Refined Spatial Growth Options

Q-S7.2: For each growth option, please indicate whether you feel it is an appropriate strategy for South Warwickshire:

Option 1: Rail Corridors

Option 2: Sustainable Travel

Option 3: Economy

Option 4: Sustainable Travel and Economy

Option 5: Dispersed

- 3.22 L&Q Estates consider Option 5: Dispersed is the most appropriate growth option for South Warwickshire. This option reflects the current Stratford-on-Avon Core Strategy, particularly the distribution of development established in Policy CS.15, which is based on a pattern of balanced dispersal in accordance with the distinctive character and function of the wide range of sustainable locations across the District.
- 3.23 This option follows the advice in the Framework, which expects development to be focussed in the most sustainable locations in terms of availability of shops, facilities and services, as well as access by modes of transport other than the private car. In addition, this growth option allows development to be distributed over a range of settlements rather than in single settlements in order to ensure their vitality and viability in accordance with the principles of sustainable development set out in the Framework.
- 3.24 As set out previously under Q-S4.1, Southam is categorised as a 'Main Rural Centre' in Policy CS.15 of the adopted Stratford-on-Avon Core Strategy and is one of the most sustainable settlements in the settlement hierarchy and spatial distribution of growth in Stratford-on-Avon District. Furthermore, Southam is one of the largest rural centres in the District and is a focal point of shops, services and jobs for a sizeable rural catchment. Southam is clearly a sustainable location to accommodate additional housing growth.
- 3.25 The promotion site would be well connected to the built-up area of Southam and would constitute sustainable development. Indeed, it is considered that the new homes at Land east of Banbury Road will comply with the 20-minute neighbourhood concept, owing to the close proximity of the site to Southam's services and facilities.
- 3.26 Accordingly, it is considered that the Site should be allocated as a residential site within the South Warwickshire Local Plan.

4.0 SECTION 6 DELIVERING HOMES THAT MEET THE NEEDS OF ALL OUR COMMUNITIES

Issue H1: Providing the right number of new homes

Q-H1-1: The HEDNA is proposing that we move away from an approach where future household needs are based on the 2014-based household projections towards a trend based approach. Do you think that the HEDNA evidence provides a reasonable basis for identifying future levels of housing need across South Warwickshire?

Q-H1-2: If your answer to H1-1 is No, what would be a more appropriate approach to calculating future housing needs for this Local Plan?

- 4.1 It is acknowledged that there have been issues with estimating and projecting the population in Coventry, meaning population growth in the City has been systematically over-estimated by ONS (dating back to at least 2001) and that the over-estimation works through into population projections that are demonstrably too high and unrealistic.
- 4.2 The draft Plan considers that as the overall housing need in Coventry is lower in the HEDNA (compared to the previous 2014-based projections), it follows that the Local Plan will be likely to need to accommodate fewer additional homes from Coventry based on these figures.
- 4.3 However, it is important to emphasise that the Planning Practice Guidance is clear in its approach that the *'standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area'* (Paragraph 010; Reference ID: 2a-010-20190220). The draft South Warwickshire Local Plan should therefore reflect that the proposed 'Housing Need' figure is only the starting point and additional housing may be required to facilitate economic growth or the delivery of affordable housing.
- 4.4 For example, an appeal decision for up to 800 dwellings at the Former North Warwickshire Golf Club (Appeal Ref. APP/P4605/W/18/3192918 – a decision which was 'called-in' by the Secretary of State) highlighted the chronic shortfall in affordable housing which has come forward within Birmingham City since 2011. Paragraph 14.108 of the Inspector's Report states that only 2,757 new affordable homes were provided in the City over the

first 6 years of the Plan period. This represents less than half of the target provision and a net increase in only 151 affordable homes if Right to Buy sales are taken into account. The Inspector goes on to state that given the heavy reliance in the five year housing land supply on City Centre apartment schemes, it is difficult to see how that trend can be reversed in the short to medium term (paragraph 14.109).

- 4.5 Whilst it is noted that Birmingham City Council does not form one of South Warwickshire's Authorities, it highlights recent difficulties with delivering homes on brownfield sites. The high proportion of flatted developments, coupled with the increased likelihood of viability issues, has led to a chronic shortfall in the provision of affordable homes. Should the South Warwickshire Authorities follow a similar approach, it may therefore be necessary to increase the Housing Requirement, in accordance with national guidance, to improve affordability.
- 4.6 We note that work is ongoing to confirm how much housing can be provided from various sources, both in terms of existing and future capacity to help meet the need. This includes an understanding what has already been built, has planning permission or is identified for development in existing Plans and the capacity of small 'windfall' sites.
- 4.7 Overall, we support a trend-based approach in principle. However, it is considered that any shortfall in housing supply should be regarded as a minimum given that it is currently calculated against an untested housing target that may require an upward adjustment to take account of affordability.

Issue H2: Providing the right tenure and type of homes

Q-H2-2: Please select the option which is most appropriate for South Warwickshire:

- **Option H2-2a: A single South Warwickshire wide affordable housing requirement**
- **Option H2-2b: Separate affordable housing requirements for Stratford-on-Avon and Warwick Districts**
- **Option H2-2c: A more localised approach with separate affordable housing requirements for different localities across South Warwickshire**

4.8 We consider Option H2-2b; providing a separate affordable housing requirement for Stratford-on-Avon and Warwick Districts, would be appropriate in terms of reflecting local requirements and local viability calculations. However, it is considered that the tenure and type of affordable homes sought should be determined on a site-by-site basis, based on national planning policy and best available information regarding local housing needs, site surroundings and viability considerations. L&Q Estates support a collaborative approach to identifying site-specific affordable housing requirements, including tenure and type of affordable homes to be provided on-site.

Issue H3: Providing the right size of homes

Q-H3: Please select all options which are appropriate for South Warwickshire

- **Option H3a: Do not seek to include minimum space standards in a policy in the SWLP.**
- **Option H3b: Apply Nationally Described Space Standards to developments across South Warwickshire based on locally derived evidence.**
- **Option H3c: Include a requirement to meet optional Building Regulations M4(2)/M4(3) as standard. These are focussed upon ensuring appropriate accessibility standards.**
- **Option H3d: None of these**

4.9 L&Q Estates have no objection to a requirement to meet optional Building Regulations M4(2)/M4(3) in principle (Option H3c). It is considered that this should be achieved by requiring a certain proportion of homes on sites in medium or higher value zones to meet the optional standards. However, we reserve the right to comment further at a later stage, once the specific requirements for sites have been clearly defined.

Issue H4: Accommodating housing needs arising from outside of South Warwickshire

Q-H4-1: Do you agree with the approach of contributing to meeting the Birmingham and Black Country HMA shortfall to 2031 on the identified sites in Stratford-on-Avon District?

- 4.10 Birmingham City Council has commenced work on its Local Plan Review to 2042 and has published an Issues and Options consultation. This identifies a shortfall in housing of 78,415 homes.
- 4.11 Issue H1 above sets out the approach to needs arising within Coventry and Warwickshire. Even under the redistribution of housing resulting from the trend-based projection, Coventry may not be able to accommodate all of its housing needs (1,964 homes per annum), and as such a relatively modest shortfall may exist to 2050.
- 4.12 South Warwickshire sits most fully within the Coventry and Warwickshire HMA, with Warwick District most strongly related to Coventry given its shared boundary and interrelationships with the city. South Warwickshire is also within the Birmingham and Black Country HMA owing to Stratford-on-Avon District's shared boundaries and interrelationships with Solihull and Redditch boroughs and Bromsgrove district. Through the Duty to Co-operate, South Warwickshire has a responsibility to help address unmet needs.
- 4.13 Given the size of South Warwickshire, it is considered that any additional needs can be accommodated outside of any protected areas (e.g. Cotswolds National Landscape/AONB). One exception could be areas designated as Green Belt, particularly if such locations are deliverable, available and suitable for release from the Green Belt to deliver high quality residential developments. Locations for additional growth should be sustainable in close proximity to where people want to live.
- 4.14 In light of the above considerations, we agree with the approach of contributing to meeting the Birmingham and Black Country HMA shortfall to 2031 on the identified sites in Stratford-on-Avon District.

Q-H4-3: If we are required to meet housing shortfalls from outside of South Warwickshire, how best and where should we accommodate such shortfalls?

- 4.15 Housing needs that cannot be met within neighbouring areas must be as close as possible to those areas, or within areas where sustainable transport connections can easily be made to those areas.

- 4.16 South Warwickshire sits most fully within the Coventry and Warwickshire HMA, with Warwick District most strongly related to Coventry given its shared boundary and interrelationships with the city.
- 4.17 Southam is situated approximately 13.5 miles (21.7 km) to the south of Coventry and benefits from a direct vehicular connection to the city via the A423, which connects to the A45 and Coventry Bypass. As such, the town is ideally located to accommodate any housing shortfalls from outside of South Warwickshire, particularly Coventry.
- 4.18 In accordance with the guidance contained within the Framework, development should be focussed in the most sustainable locations in terms of availability of shops, facilities and services, as well as access by modes of transport other than the private car. In addition, it is considered that development should be distributed over a range of settlements rather than in single settlements in order to ensure their vitality and viability in accordance with the principles of sustainable development set out in the Framework.
- 4.19 L&Q Estates consider any housing shortfalls from outside of South Warwickshire should be directed to sustainable locations in accordance with the distribution of development established in Policy CS.15 of the adopted Stratford-on-Avon Core Strategy.
- 4.20 Southam is identified as one of the most sustainable settlements in the settlement hierarchy and spatial distribution of growth in Stratford-on-Avon district. It offers a large range of shops, commercial activities such as banks, local services and facilities and pubs. Other services in the town include primary and secondary schools, a leisure centre, library, medical centres, police station and post office. There are good public transport services to the towns of Leamington Spa and Rugby, as well as community transport services that connect the town with nearby villages.
- 4.21 The promotion site immediately adjoins the built-up area boundary of Southam and would constitute sustainable development. Indeed, it is considered that the new homes at land east of Banbury Road will comply with the 20-minute neighbourhood concept, owing to the close proximity of the site to Southam's services and facilities. Within a 10 minute walk of the site the following facilities are available:
- Southam town centre (includes pubs, restaurants, bank, shops, coffee shops, takeaways, library and post office);

- Petrol Station;
- Tesco Superstore;
- Southam Cricket Club;
- Southam Football Club;
- Happy Days Nursery; and
- Bus Stops on Banbury Road

4.22 Primary, secondary and further education establishments and Southam Leisure Centre are all also available within a 19 minute walk.

4.23 Given the pressing need for additional housing within the Stratford-on-Avon District, in addition to meeting the housing shortfalls from outside of South Warwickshire, Southam is clearly a sustainable location to accommodate additional housing growth. The Site at land east of Banbury Road, Southam has been carefully considered to enable a comprehensive planned development to be achieved to deliver new housing (market and affordable) which is well-located in relation to the town and will enhance its vitality in line with national planning policy. Accordingly, it is considered that the Site would be an appropriate location to accommodate a residential development to meet housing shortfalls from outside of South Warwickshire.

Issue H5: Providing custom and self-build housing plots

Q-H5: Please select all options which are appropriate for South Warwickshire

- **Option H5a: Identify a range of specific sites within or on the edge of existing settlements of approximately 5-20 homes in size to be developed only for self and custom build homes.**
- **Option H5b: Require large developments of, say, over 100 homes to provide a proportion of self and custom-build homes within the overall site.**
- **Option H5c: Rely on a case-by-case approach whereby planning applications for self and custom build homes will be assessed against a range of criteria to determine their suitability.**

4.24 Whilst it is considered that Option H5a would enable the South Warwickshire Authorities to group this type of housing together in small sites in various locations, such an approach

would be dependent on landowners putting sites forward for this type of housing. Therefore, this approach may not provide sufficient suitable development permissions to meet the identified demand in accordance with the duties under sections 2 and 2A of the Self Build and Custom Housebuilding Act 2015.

- 4.25 We consider Option H5b is appropriate for South Warwickshire, provided it can be demonstrated that there is currently a need for self-build and custom build plots identified in the self-build and custom build register for the local authority where the site is located. The proportion of self and custom-build plots to be made available within large sites should be sufficient to match the current number on the register. Such an approach would align with the aims of Paragraph 62 of the NPPF in terms of providing opportunities for people wishing to commission or build their own homes.
- 4.26 It is considered that any policy under Option H5b should also include a fall-back option of reverting any unsold self-build plots to the developer to build, should any of these plots not be sold after an appropriate marketing period (of, say, 12 months, for example).

5.0 SECTION 7. A CLIMATE RESILIENT AND NET ZERO CARBON SOUTH WARWICKSHIRE

Net Zero Carbon buildings

Issue C4: New Buildings

Q-C4.1: Please select all options which are appropriate for South Warwickshire

- **Option C4.1a: Do not have a policy and allow new development to comply with the national building regulation requirements, which may change over time.**
- **Option C4.1b: Set a higher local standard beyond the building regulations requirements to achieve net zero carbon in all new developments.**
- **Option C4.1c: Have a phased approach to net zero carbon, setting a future date by which all new development will need to achieve net zero standards. In the intervening period new development will need to meet building regulation standards.**
- **Option C4d: None of these**

5.1 We are generally supportive of Option C4.1c – a phased approach to net zero carbon - setting a future date by which all new development will need to achieve net zero standards. L&Q Estates are committed to responding to the climate crisis and are actively looking to deliver housing to standards above those set out in current building regulations in response to this challenge. Indeed, their most recent Corporate Strategy includes a commitment to setting an L&Q design standard in response to the emerging Future Homes Standard, as well as more broad investment in modern methods of construction. However, it is important to note that renewable and low carbon energy dwellings may not always be practicable or viable in new developments. Therefore, we are supportive of Option C4.1c insofar as this option allows time for the cost of achieving these standards to come down, and may mean that more affordable housing and community benefits can be secured from development.

Issue C9: Mitigating Biodiversity loss

Q-C9.1: Please select the option which is most appropriate for South Warwickshire

- **Option C9.1a: Include a policy requiring new development and changes to existing buildings to incorporate measures to increase biodiversity**
- **Option C9.1b: Do not include a policy requiring new development and changes to existing buildings to incorporate measures to increase biodiversity**
- **Option C9.1c: None of these**

5.2 NPPF Paragraph 32 advises that local plans should address relevant environmental objectives, including opportunities for net gains. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered). Further, Paragraph 174 advises that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological network that are more resilient to current and future pressures.

5.3 L&Q Estates are supportive of Option C9.1a: Include a policy requiring new development and changes to existing buildings to incorporate measures to increase biodiversity. The Site will seek to deliver a minimum 10% in biodiversity net gain, alongside other on-site habitat provision and enhancement, through the retention and enhancement of the onsite hedgerow network, ponds, and semi-improved grassland fields. The site masterplan seeks to maintain wildlife corridors between these valuable ecological habitats, both within the site and the wider landscape.

6.0 SECTION 8. A WELL-DESIGNED AND BEAUTIFUL SOUTH WARWICKSHIRE

Issue D2: Design Codes and design guides

Q-D2: Please select all options which are appropriate for South Warwickshire

- **Option D2a: Develop a South Warwickshire Design Guide**
- **Option D2b: Develop design guides and/or design codes for specific places (e.g. existing settlements or groups of settlements, or an 'area' in the case of a new settlement) where the spatial strategy identifies significant change.**
- **Option D2c: Develop design guides/codes for strategic development sites/locations.**
- **Option D2d: None of these**

6.1 L&Q Estates intend to engage with the local community and other stakeholders through public consultation events to help influence the design of the land east of Banbury Road, Southam development during the preparation of the outline planning application, following the adoption of the South Warwickshire Local Plan. A site-specific design code will be developed for the Site in accordance with NPPF Paragraph 129.

6.2 Therefore, L&Q Estates are supportive of Option D2c: Develop design guides/codes for strategic development sites/locations, particularly as the planned public engagement will ensure the design of spaces and buildings will be appropriate and will respond to local context and identified needs in terms of size, type and tenure. The Vision Document demonstrates that much work has already been undertaken into achieving a well-designed neighbourhood.

Issue D5: Protecting and enhancing heritage assets

Q-D5: Should we continue with the approach to include a high-level strategic policy within the Part 1 plan and to utilise heritage assessments to inform the growth strategy, and delay detailed policies to Part 2?

- 6.3 L&Q Estates agree that a high-level strategic policy that seeks to protect and enhance existing heritage assets should be included within the Part 1 plan, in accordance with Paragraph 190 of the Framework. Detailed heritage policies should be deferred to Part 2.
- 6.4 The Site does not contain any Locally Listed or Statutorily Listed buildings, nor is it considered to be within the setting of a Conservation Area. The undulating topography of the area coupled with the obscuring effect of the intervening planted and built environment, has the effect of masking the historic core of the town and its listed buildings from the site.
- 6.5 Whilst the Grade I Listed Church of St. James is visible from parts of the Site, rising above modern development on the fringe of the settlement, it is not considered that the proposals would cause any heritage harm which would form a constraint to development on site.

7.0 SECTION 10. A WELL-CONNECTED SOUTH WARWICKSHIRE

Issue T1: 20-minute neighbourhoods

Q-T1: Please select all options which are appropriate for South Warwickshire

- **Option T1a: Include no policy on the principles of the 20-minute neighbourhood for new development.**
- **Option T1b: Include reference to the principles of a 20-minute neighbourhood or other similar design approach (e.g. Building for a Healthy Life) within a broader overarching policy.**
- **Option T1c: Include a bespoke policy requiring the principles of 20-minute neighbourhoods to be included within development proposals.**

7.1 Paragraph 110 of the Framework advises that in assessing sites that may be allocated for development in plans, it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up, and that safe and suitable access to the site can be achieved from all users. Therefore, it is considered that Option T1b would be most appropriate.

7.2 The promotion site immediately adjoins the built-up area boundary of Southam and would constitute sustainable development. Within a 10 minute walk of the site the following facilities are available:

- Southam town centre (includes pubs, restaurants, bank, shops, coffee shops, takeaways, library and post office);
- Petrol Station;
- Tesco Superstore;
- Southam Cricket Club;
- Southam Football Club;
- Happy Days Nursery; and
- Bus Stops on Banbury Road

7.3 Primary, secondary and further education establishments and Southam Leisure Centre are all also available within a 19 minute walk.

7.4 It is considered, therefore, that the new homes at land east of Banbury Road will comply with the 20-minute neighbourhood concept, owing to the close proximity of the site to Southam's services and facilities.

Issue T2: Sustainable transport accessibility across South Warwickshire

Q-T2: Please select the option which is most appropriate for South Warwickshire

- **Option T2a: Include a policy which takes a hierarchical approach in terms of prioritising transport infrastructure.**
- **Option T2b: Do not include a policy which takes a hierarchical approach.**

7.5 L&Q Estates are supportive of Option T2a as a hierarchical approach in terms of prioritising transport infrastructure for those living in rural areas and urban areas would be most appropriate. In particular, we are supportive of exploring opportunities to use existing green and blue infrastructure as potential active travel options. This approach is consistent with Paragraph 110 of the Framework, which advises that in assessing sites that may be allocated for development in plans, it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up, and that safe and suitable access to the site can be achieved from all users.

7.6 L&Q Estates' site at land east of Banbury Road, Southam will include a series of new pedestrian and cycle routes within the development. An existing PRow which runs along the northern site boundary is proposed to be retained within a green corridor.

7.7 The main vehicular access to the Site is proposed to be gained from Gardeners Way to the north, which provides access to the wider highway network via the existing roundabout junction of Banbury Road (A423) and the A425. The access would also afford pedestrian and cycle connections along the northern side of the carriageway.

7.8 The access road will provide vehicular access to both the promotion site and adjacent development to the west. Two access options have been identified whereby either site could be served as the minor arm from a T junction.

7.9 As part of the delivery of the site, a dedicated pedestrian footway will be delivered from its north western extent to link with the existing pedestrian infrastructure along Gardener Way and further afield to Southam.

8.0 SECTION 11. A BIODIVERSE AND ENVIRONMENTALLY RESILIENT SOUTH WARWICKSHIRE

Issue B9: Protecting Biodiversity and Geodiversity assets

Q-B9: Should the plan include a policy requiring the safeguarding of sites of national importance, sites of local importance, and other non-designated sites known to make a positive contribution to biodiversity or geodiversity; unless the benefits of the proposal clearly outweigh the need to protect the site. Where possible conserve and enhance these sites.

8.1 Sites of national importance are protected by national planning policy. Duplication of that policy is not strictly necessary in the SWLP. However, L&Q Estates are supportive of a policy which seeks to require the safeguarding of such sites, unless the benefits of the proposal clearly outweigh the need to protect the site.

8.2 As noted in the Vision Document accompanying these written representations, an extended Phase 1 habitat survey and further desk and field-based surveys have been undertaken on land east of Banbury Road, Southam. These ecological surveys have identified that the majority of the Site is of limited ecological value. However, the Site does support:

- Two small fields of semi-improved neutral grassland;
- Two ponds; and
- A series of hedgerows and treelines, that are all considered to be of local level value for nature conservation

8.3 These ecological features have previously been confirmed to support relatively common and widespread populations of breeding birds, bats and a small grass snake population. In addition, one of the ponds designated as a Local Wildlife Site ('Southam Ponds Ecosite'), lies partially within the site boundary and immediately to the north east of the site, and has been found to support a small to medium population of great crested newts.

8.4 The retention of these valuable ecological habitats, protection of the species they support, and maintenance of wildlife corridors between them and the wider landscape, would be integral to the design evolution of the promotion site. In particular, retention

and enhancement or restoration of the onsite hedgerow network, ponds, and semi-improved grassland fields will greatly assist in achieving net gains in biodiversity.

Appendix 1 – Illustrative Masterplan



1	Proposed Vehicular Access		Site Boundary		Key Junctions
2	Foul Pumping Station		Residential Blocks		Proposed Tree Planting
3	Area for Childrens Play (LEAP)		Indicative Residential Frontages		Bridleway
4	Area for Productive Landscape - Allotments		Open Space		Views toward surrounding countryside
5	Area for Productive Landscape - Orchard		Primary Route Alignment		Indicative Locations for Surface Water
6	Ecological Enhancement Area		Existing Vegetation to be Retained		Footpath
7	Emergency Vehicle Access				

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date **03 MARCH 2023**
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 scale **1:2500 @ A3**
 drawn by **MAI**
 checked **CGr**
 QA **GYo**

client **L&Q Estates**
 project title **Land east of Banbury Road, Southam**
 drawing title **Illustrative Masterplan**

Appendix 2 – Vision Document



SOUTHAM

Land East of Banbury Road

March 2023





Site Promoter



Masterplanning, Landscape, Arboriculture, Ecology, Archaeology and Heritage



Transport and Highway Engineers



Drainage, Air, Noise, Utilities, and Ground Conditions



Planners

Overview & Document Purpose

This document has been prepared by The Environmental Dimension Partnership on behalf of L&Q Estates in relation to Land East of Banbury Road, Southam (the site), located south of the market town of Southam.

The document illustrates the vision for development on the site in the context of the emerging South Warwickshire Local Plan and confirms that the **site is available now, is suitable for development, and is deliverable for residential development comprising up to 200 dwellings** with access from A423 Banbury Road roundabout, open space, associated infrastructure and emergency access via Banbury Road.

Report Ref: edp3827_r008				
	Author	Formatted	Peer Review	Proofed by/Date
r008	CGr	PDO	-	
r008a	CGr	PDO	-	CRo 02/2023

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L&Q Estates is a long-established property development and investment company specialising in identification, acquisition and promotion of strategic land.

L&Q Estates have a substantial in-house team of planners and engineers who work with a consultant team to deliver the optimal solutions across their portfolio of land.

L&Q Estates have been at the forefront of the industry for over 60 years, building up an enviable track record of delivery. They focus on the delivery of medium and large scale strategic development sites utilising their significant resources, experience and expertise to assemble land, promote and secure planning and deliver the infrastructure required to facilitate much-needed development. Key to L&Q Estates success is their willing and proactive attitude to engaging with the key stakeholders and communities in which they operate.

L&Q Estates are part of the L&Q Group, a charitable housing association with a focus on the delivery of affordable housing with returns recycled into L&Q to aid the delivery of much-needed housing across the Group's target areas.



Land East of Banbury Road, Southam

“The vision is to create an attractive and sustainable extension to the rapidly developing southern edge of Southam. The new community will benefit from: Strong visual connections to the wider landscape; a walkable neighbourhood in good proximity to a range of facilities; circular walks, public open space with areas for children’s play and food cultivation for health and wellbeing.”

1. Introduction

Strategic Location

Southam is a small market town within the district of Stratford-Upon-Avon. The site adjoins the southern edge of Southam occupying 11.70 ha of land, capable of delivering up to 200 new homes.

Southam lies on the cross-roads of two primary roads connecting to Coventry, Banbury, Royal Leamington Spa, Rugby, Daventry and Northampton. Thereafter good connectivity is also available to the wider motorway network.

Leamington Spa railway station is located approximately 10.8km to the west of the site, accessible by a 20-minute bus journey via service 63 or a 17-minute drive by car. The station is situated on the Chiltern Mainline and Cross-Country Line and provides services between Birmingham New Street, Birmingham Moor Street and Snow Hill, Coventry, London Marylebone, Manchester Piccadilly, Reading and Nuneaton.

There are existing cycle routes surrounding the settlement of Southam, consisting of national cycle routes (41 and 48), canal tow paths (Grand Union and Oxford Canals), and Greenways (Lias Line, Offchurch Greenway and the Warwick-Wellesbourne-Leamington Spa Leisure Cycle Route).

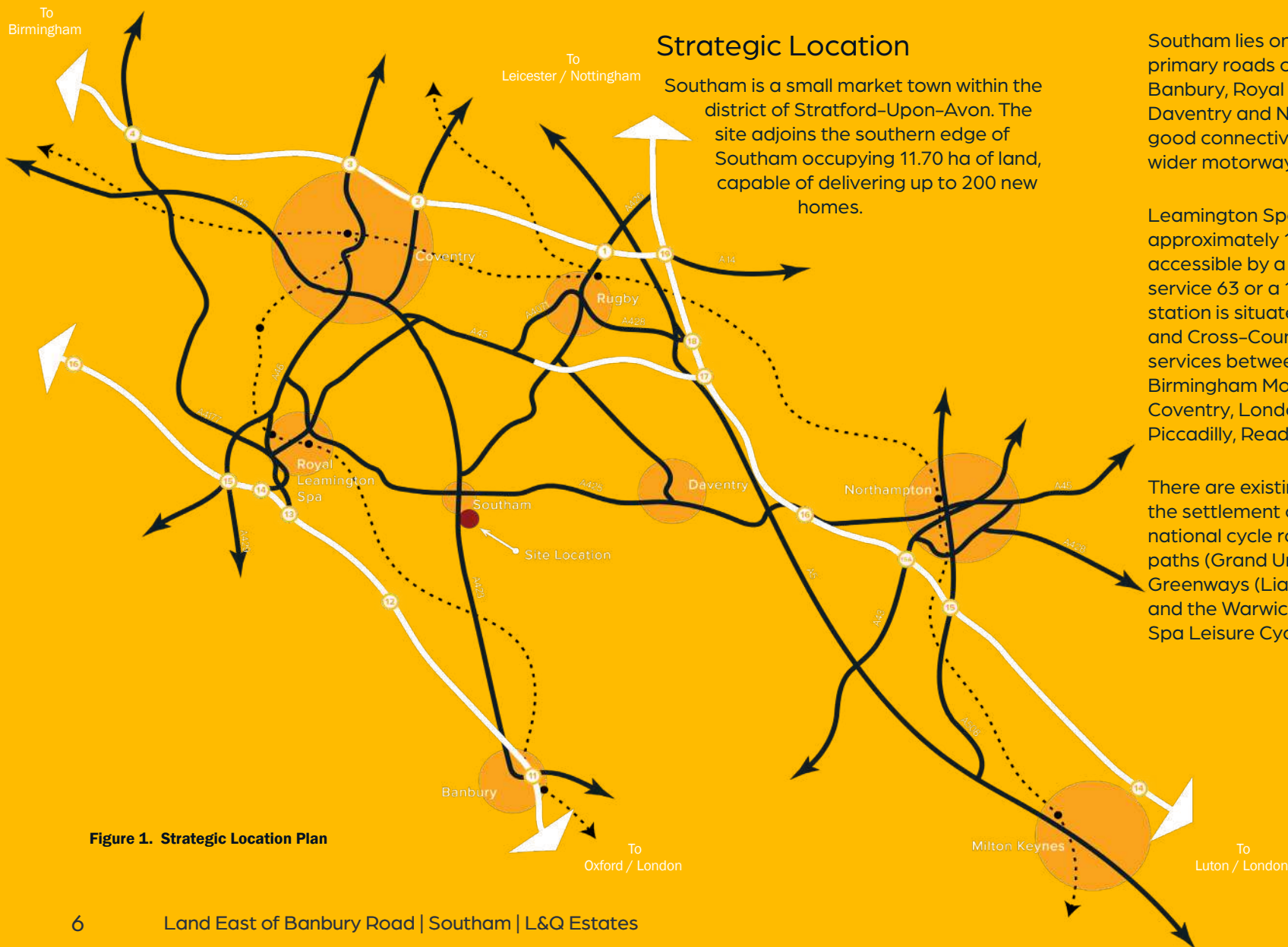


Figure 1. Strategic Location Plan

A Walkable Town

Southam is a compact, bustling, market town benefiting from a wide range of services and facilities, all within a 25 minute walk of the site. Most facilities required on a daily basis lie within a 10 minute walk of the site qualifying the proposed development location as the ideal '20-minute neighbourhood' which is the Governments sustainable travel target for reducing dependency on the car for everyday trips.

Within a 10 minute walk of the site the following facilities are available:

- Southam town centre (includes pubs, restaurants, bank, shops, coffee shops, takeaways, library and post office);
- Petrol Station;
- Tesco Superstore;
- Southam Cricket Club;
- Southam Football Club;
- Happy Days Nursery; and
- Bus Stops on Banbury Road.

Primary, secondary and further education establishments and Southam Leisure Centre are all also available within a 19 minute walk.

In addition, there is potential for a new Aldi store to be constructed immediately north of the site, which would afford a significant local facility for potential future residents.



Figure 2. Community Facilities Plan

Settlement Evolution

Southam is a historically medieval settlement and market town, which thrived on the crossroads of two key routes in the District, intersected by both the Rivers Itchen and Stowe. The historic centre is linear and now largely marked by the boundary of the town's conservation area focussed along Coventry Street, High Street (Market Hill) and Banbury Road. Later development continued to extend along the town's key approaches within the constraints of the town's environmental character.

In 1991 the Southam bypass was built to alleviate traffic congestion within the historic core. The bypass severed connectivity to the east of the town, except at the points of connection with the historic north-south route and the juncture with Daventry Road.

Since 2010, growth within the town has been focussed around these points of connectivity around the bypass and in particular, the southern employment and sports areas have changed the context of the south of the town.

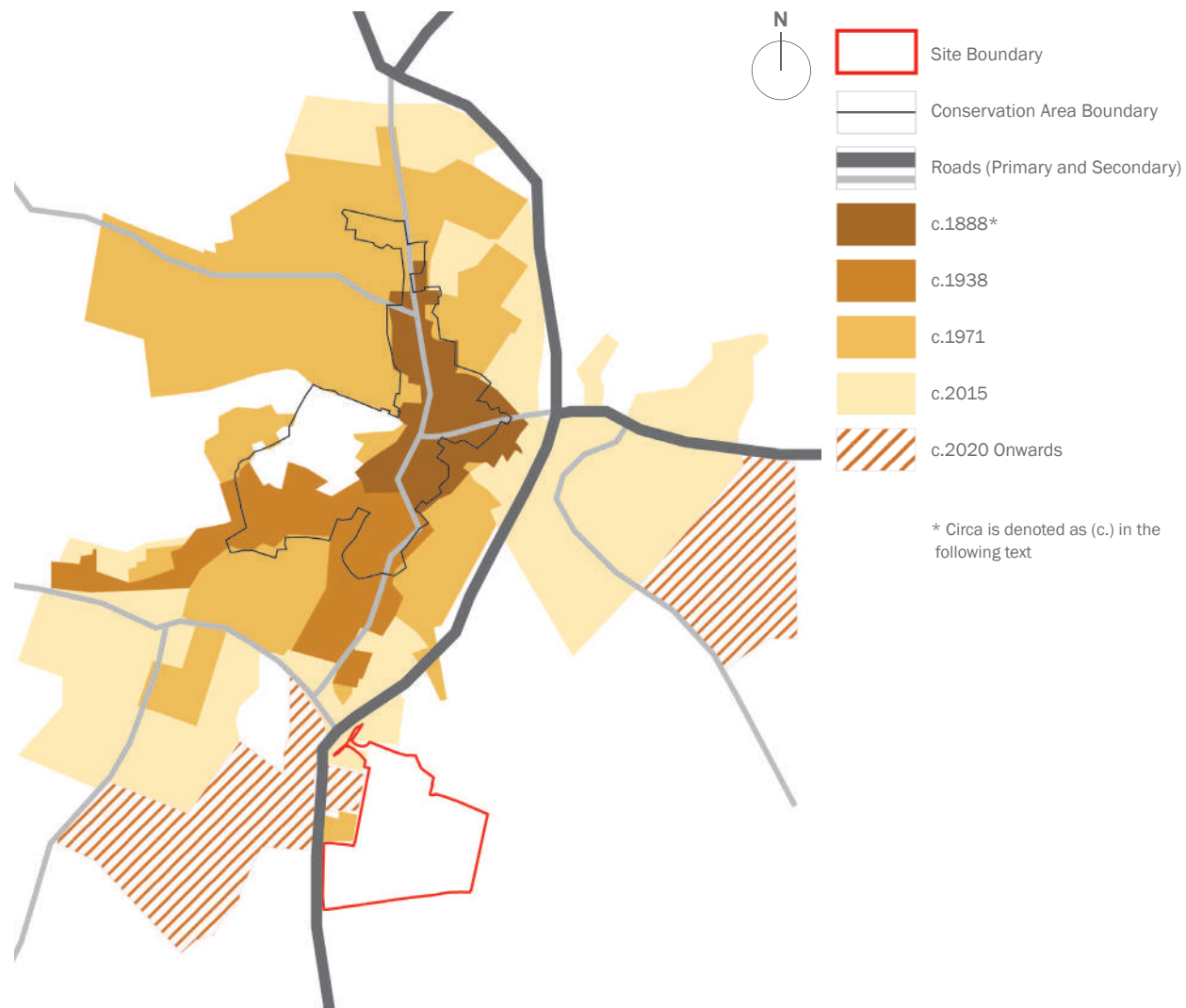


Figure 3. Southam Historical Growth Plan

Future Growth Options

The growth pattern of Southam as described opposite has very much evolved as a result of the physical and environmental context of the settlement. Figure 4 illustrates the key opportunities and constraints which have both historically influenced the growth of the town and which will in part dictate a logical location for future growth. These factors may be summarised as:

- 1** Impermeable edge formed by the A423 Southam bypass, limiting opportunities for sustainable transport connections;
- 2** Designated local green spaces which surround the town;
- 3** The Holy Well Scheduled Monument
- 4** HS2 safeguarding zone;
- 5** Valued viewpoints as identified in the Southam Neighbourhood Plan; and
- 6** Flood zones and valley landscapes associated with the town's watercourses.

As is evident from this plan, opportunities for growth within good proximity to the town's amenities and facilities are limited, favouring growth to the south of the settlement adjacent to key retail and employment areas and with direct and safe pedestrian connections to the town centre.

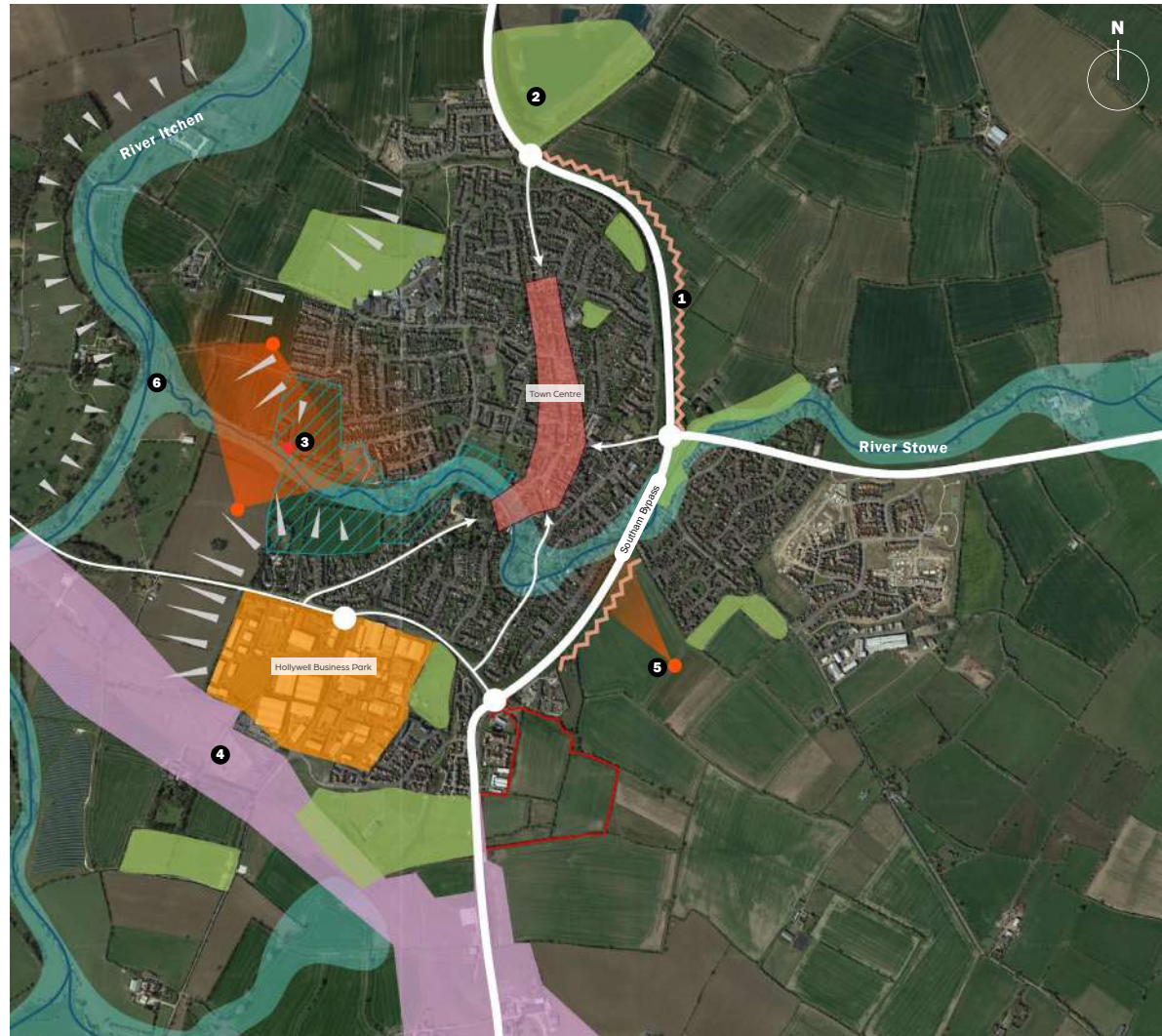


Figure 4. Future Growth Options Plan

The Site

The proposed site is located adjacent to the south-eastern edge of Southam adjacent to and east of the A423 (Banbury Road).

The site comprises five fields, three of which are currently in arable use and two for pasture, totalling circa 11.70 hectares (ha) in size.

The site is situated adjacent to Warwick House Industrial Park and a petrol filling station to the west; an existing care home, Galanos House, to the north; and open arable fields to the east and south.

Banbury Road runs north-south to the west of the site with Southam United Football Club opposite and the Kineton Road Industrial Estate beyond.

The site is generally flat with a slight slope to the south-west. Established hedgerows of varying quality dissect and visually enclose the site along the field boundaries. A single public bridleyway crosses the site.



Photo 1: Warwick House Industrial Park



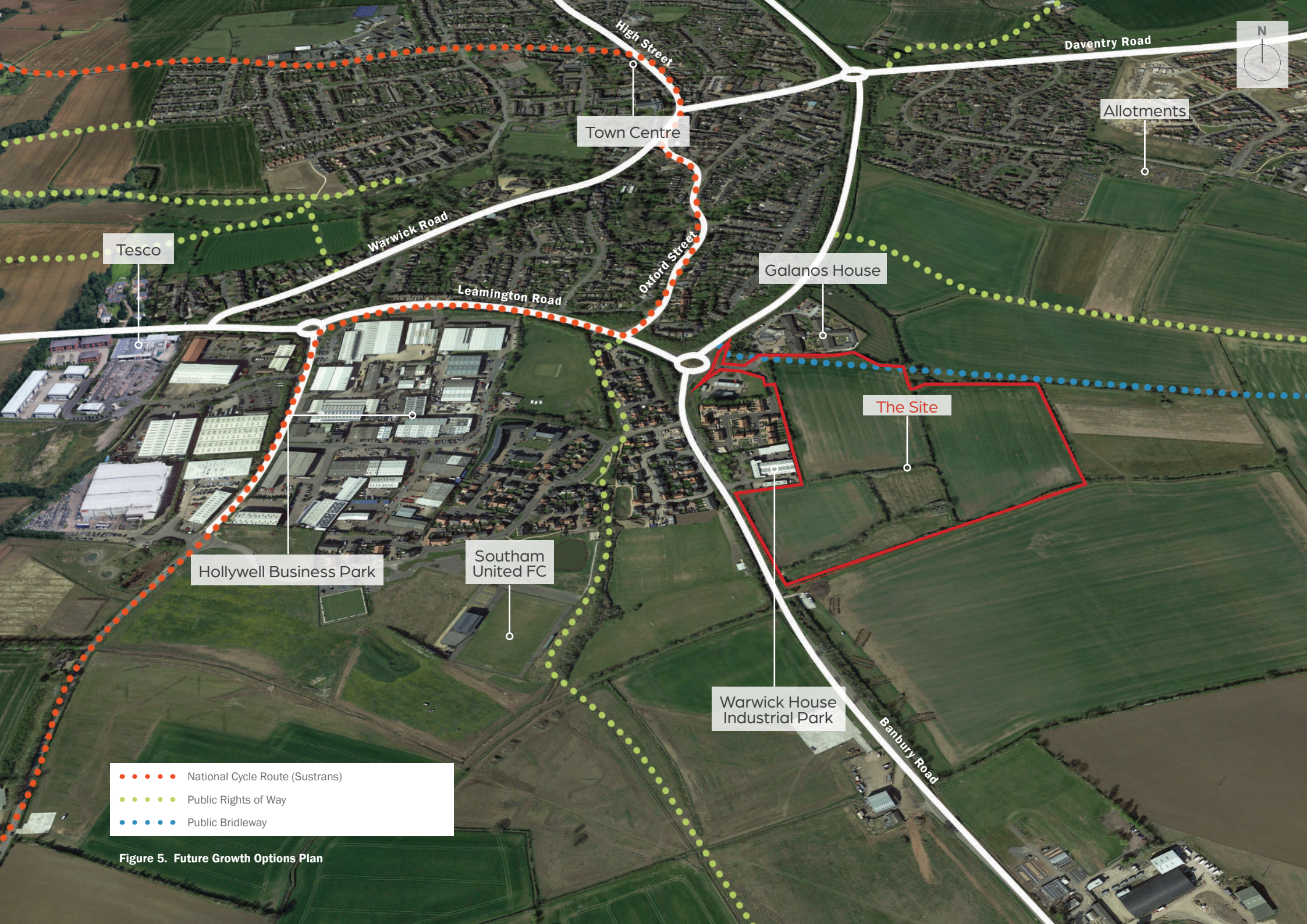
Photo 2: Bridleway from Road



Photo 3: Bridleway from inside the site



Photo 4: Residential development backing onto site



- National Cycle Route (Sustrans)
- Public Rights of Way
- Public Bridleway

Figure 5. Future Growth Options Plan

2. Planning Context

Stratford-Upon-Avon Core Strategy 2011-2031

The site is located within the administrative boundary of Stratford-upon-Avon District.

The current Development Plan covering Stratford-Upon-Avon District comprises the Core Strategy 2011-2031, which was adopted on 11 July 2016. Whilst the Core Strategy will eventually be replaced by the adoption of the South Warwickshire Local Plan Part 1, relevant policies within the currently adopted Development Plan have been used to guide the design of the Banbury Road, Southam scheme, including:

- Policy CS.2 Climate Change and Sustainable Construction, which includes measures that development proposals should look to include in order to mitigate and adapt to the impacts of climate change;
- Policy CS.4 Water Environment and Flood Risk, which requires developments to minimise flood risk and incorporate sustainable drainage systems;
- Policy CS.5 Landscape, which seeks to maintain the landscape character and quality of the District by ensuring that development takes place in a manner that minimises and mitigates its impact and, where possible, incorporates measures to enhance the landscape;
- Policy CS.6 Natural Environment, which sets out that development will be expected to minimise impacts on biodiversity and, where possible, secure a net gain in biodiversity;
- Policy CS.7 Green Infrastructure, which requires development proposals to contribute to the provision of a comprehensive Green Infrastructure network;
- Policy CS.9 Design and Distinctiveness, which requires developments to enhance sense of place, reflecting the character and distinctiveness of the locality, and to achieve a high design quality; and
- Policy AS.7 Southam, which provides principles in considering development proposals relating to the Southam area.

Emerging Planning Policy within Stratford-Upon-Avon District

Stratford-Upon-Avon and Warwick District Councils are working together to produce a new South Warwickshire Local Plan to cover their combined geographic areas.

Part 1 of the South Warwickshire Local Plan is intended to set out the overall strategy for the pattern, scale and design quality of places within South Warwickshire to 2050. It aims to make sufficient provision for new development along with infrastructure and community facilities, grow the South Warwickshire economy and create jobs through delivery of the net zero carbon agenda.

Stratford-Upon-Avon District Site Allocations Plan

Once adopted, the Site Allocations Plan (SAP) will provide specific allocations and policies relating to development and the use of land within the District. The Council consulted on the Preferred Option (Regulation 18) version of the Plan in June 2022. The SAP focuses on the short-term delivery of sites in order to provide the basis for maintaining a 5-year housing land supply and meeting other housing needs in the District until it is superseded by the South Warwickshire Local Plan.

Land East at Banbury Road, Southam (Strategic Housing Land Availability Assessment (SHLAA) Revised 2019 Ref SOU.04 East of Banbury Road) is identified as a Reserve Site within the Revised Preferred Options Site Allocations Plan. The draft Plan includes a Reserve Site Proforma for Land East at Banbury Road, Southam, which has been used to inform the site development considerations.

Southam Neighbourhood Plan, Consultation Draft 2022

The Southam Neighbourhood Plan has been developed through consultation with residents to set clear planning objectives which support the vision for the town. The Neighbourhood Plan includes a series of Policy maps which help to identify the key influencing factors and characteristics of the town. The site is not impacted by any aspect of these policies but does sit adjacent to the Local Greenspace 14 – Southam United Football and Bowling Club. The Neighbourhood Plan (NP) also highlights that Southam is "deficit in its publicly available amenity green space compared to that required for healthy communities" (para 42). The emerging design proposals have also had regard to the relevant policies of the NP and would be designed in accordance with these principles.

High Speed Two (HS2)

The route of HS2 is proposed to pass to the south of the site, running underneath the existing A423 Banbury Road, which in turn will be realigned to the west over a proposed road bridge.

As part of the proposals for HS2, landscape mitigation planting will be incorporated to the north of the proposed line and to the south of this site. The proposed landscaping mitigation planting will cover land adjacent to the realigned road bridge. This will assist in providing noise and visual mitigation to any proposed residential scheme on this site.

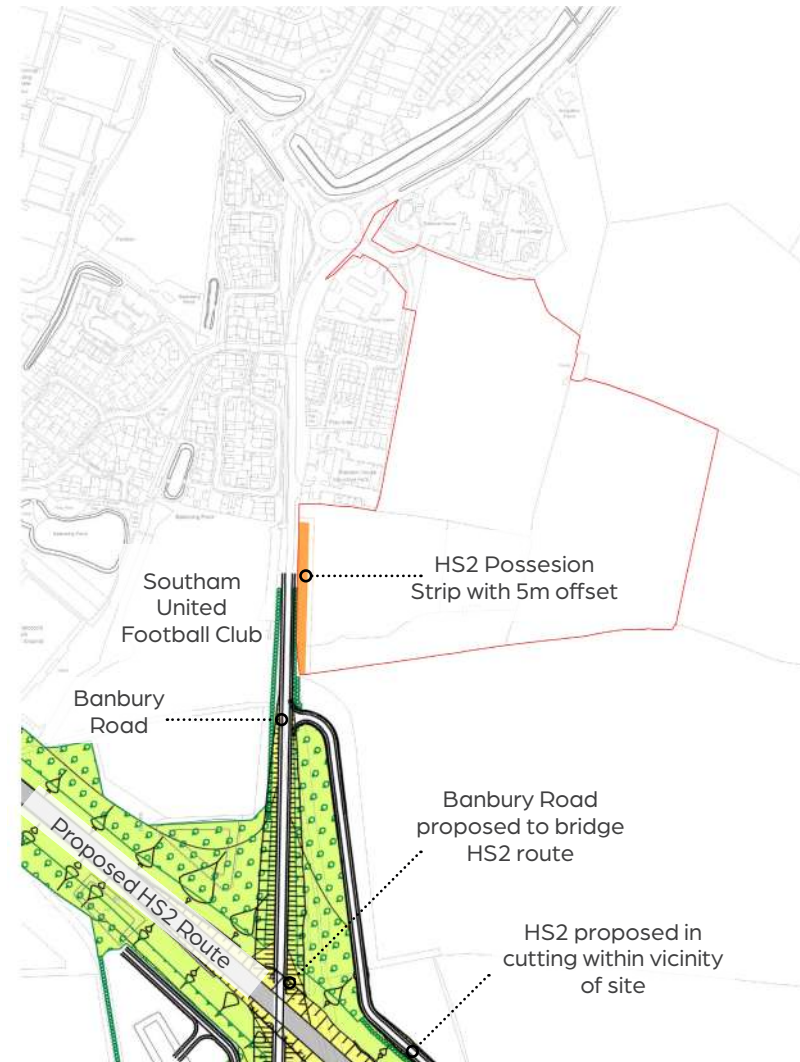


Figure 6. Proposed HS2 Route

3. Technical Evaluation



Access and Transport

The main vehicular access to the site is proposed to be taken from Gardeners Way, which provides onward access to the wider highway network via the existing roundabout junction of Banbury Road (A423)/A425).

It is the intention that the access road will provide access to both the site, and the existing development to the west. Two access options have been identified whereby either site could be served as the minor arm from a T junction. The indicative access options are illustrated within Figure 8 and Figure 9 opposite.

The access would also afford pedestrian and cycle connections, with potential to make use of the existing bridle way, which could be upgraded to benefit both existing and future users.

A new priority junction will be formed directly onto Banbury Road to provide an emergency point of access.

As part of the delivery of the site, a dedicated pedestrian footway will be delivered from its north-western extent to link with the existing pedestrian infrastructure afforded along Gardener Way and further afield in Southam.

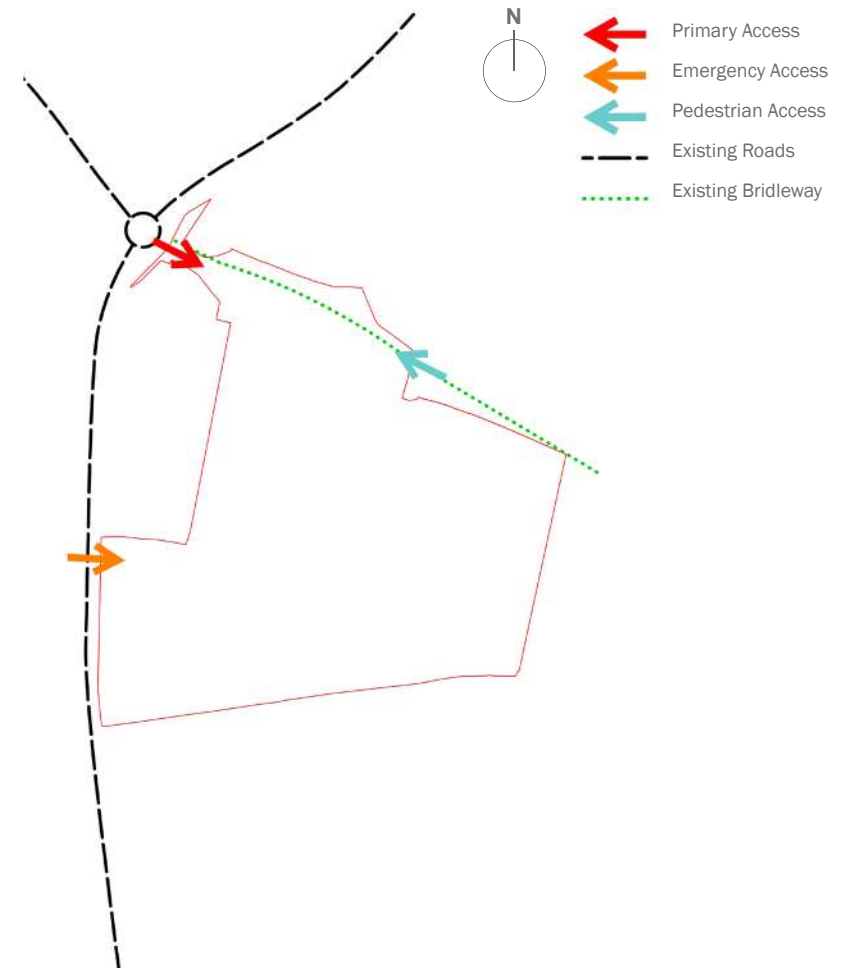


Figure 7. Site access and connectivity



View north-west towards the existing roundabout on the A423



View south along Gardeners Way towards existing residential development

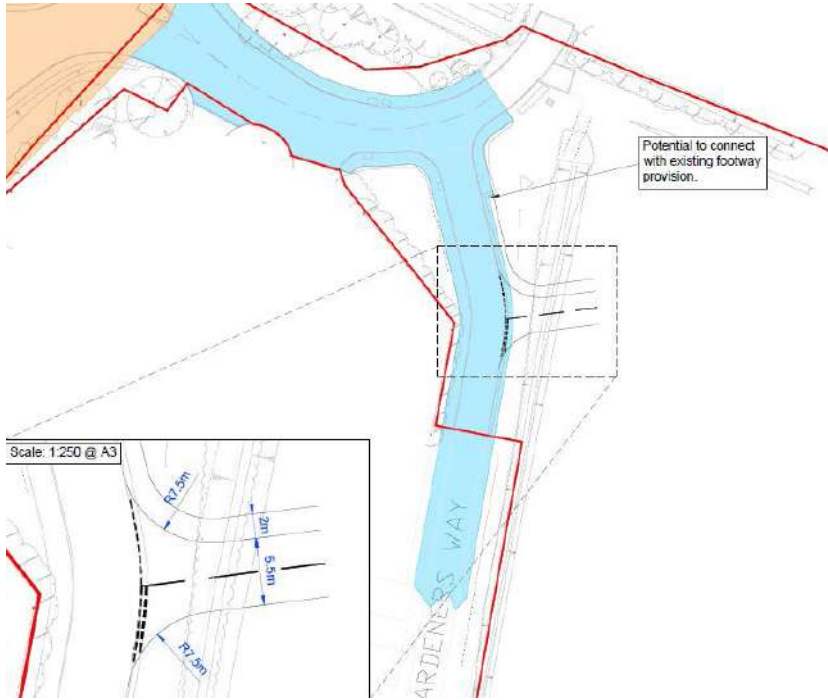


Figure 8. Principal Vehicle Access Option 1 General Arrangement
(The Transportation Consultancy)

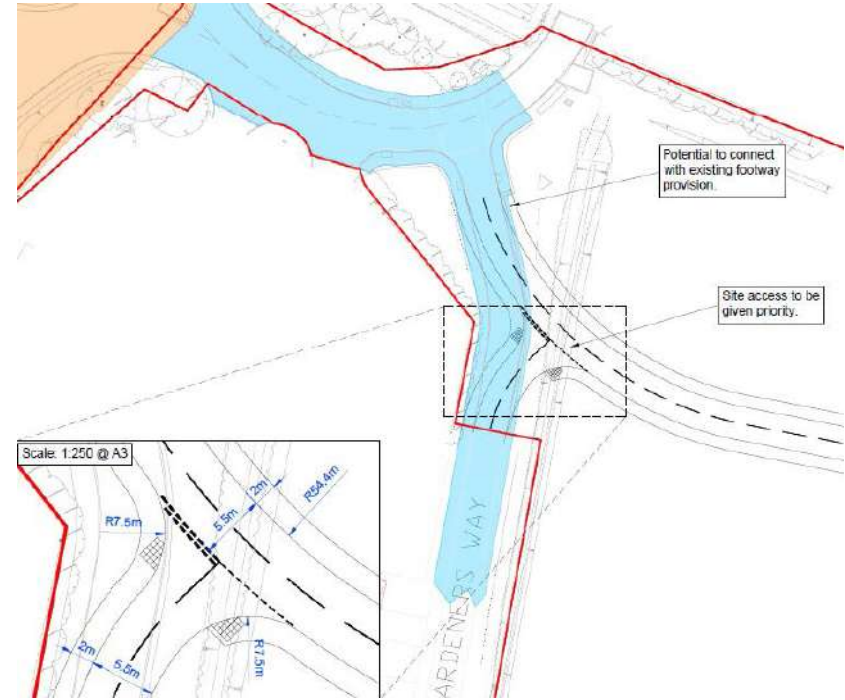


Figure 9. Principal Vehicle Access Option 2 General Arrangement
(The Transportation Consultancy)



Landscape

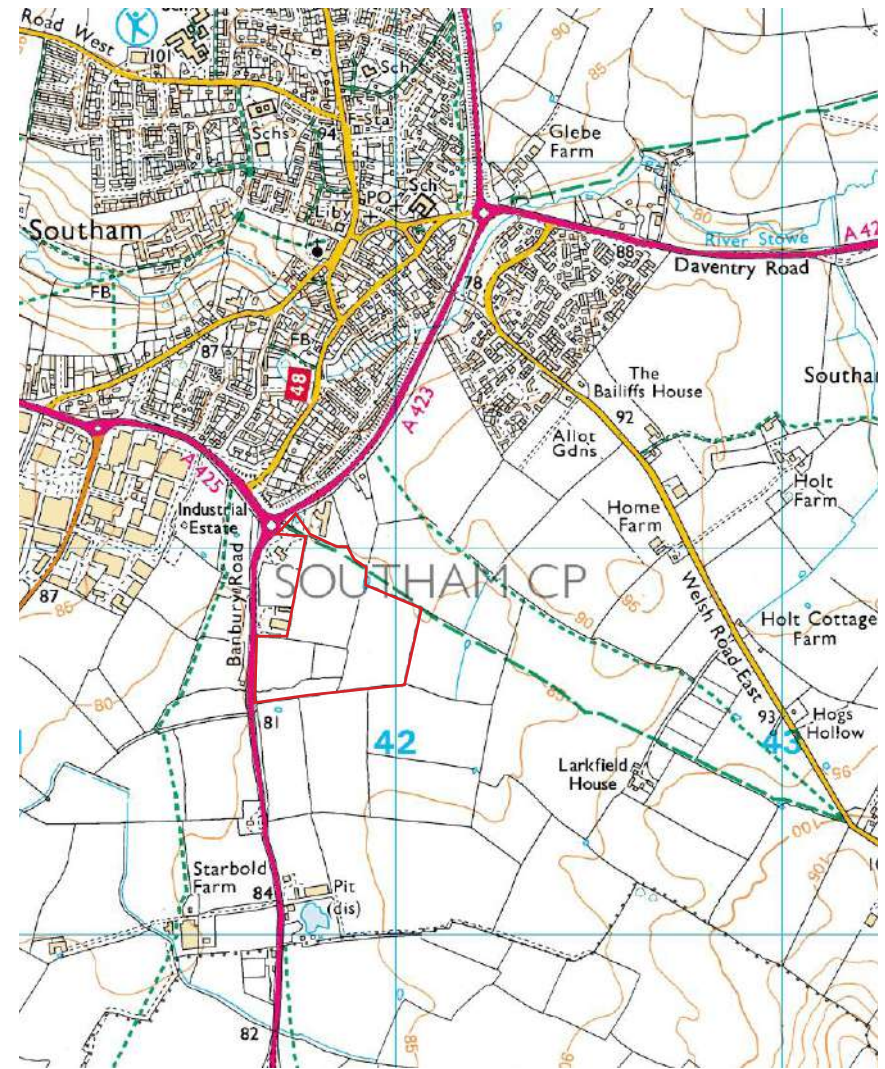
The site comprises three medium sized arable fields with two smaller fields of semi-improved neutral grassland to the south-west. These fields are not unique, being similar in scale to the surrounding fields and sharing their geometric pattern. The boundary and internal hedgerows are generally outgrown and create a relatively intimate and enclosed character. However, many stretches are thin and gappy and would be improved with proper management to reinforce the enclosed character. Both the site and surrounding context occupy a largely flat topography.

In terms of potential impacts on landscape character, the site offers the potential to:

- Retain, enhance and secure the future of the field boundary network;
- Enhance green links with the wider landscape; and
- Address the form of the settlement edge and create a positive interface with the agricultural landscape in an area that has some visibility from higher ground to the south and south-east.

Overall, with regard to future development, views of the site from surrounding areas will generally be limited and, where there are views to the site, it will be seen in the context of existing adjacent development to the north and west of the site.

Assuming the above measures are followed within any development proposals, it is considered that the site is well suited to accommodate development to help meet the District's housing need and is capable of being developed in accordance with relevant environmental policy at local and national levels.



Map of Southam showing field boundaries and topography



Noise

In order to inform the promotion of the site a desk-top review of potential noise sources has been undertaken. The study had regard to the following noise sources:

- A423 Banbury Road;
- Commercial Premises on Banbury Road;
- Shell Garage; and
- HS2 railway line (currently under construction expected to be operational between 2029 and 2033).

The noise appraisal concludes that mitigation measures will be required to attenuate noise levels from the A423 and may also be required to attenuate noise levels from the Shell Garage, Commercial Buildings on Banbury Road, A423 and the future HS2 railway line. As the exact noise levels from each noise source are, as yet, unknown, a number of possible mitigation measures have been identified which would ensure that noise guideline levels are achieved. It was concluded that subject to suitable mitigation the site would be suitable for the proposed end use of residential development.



Air Quality

The site lies within Stratford-Upon-Avon District Council (SADC), which is responsible for the management of local air quality in the area. A review of the Local Air Quality Monitoring documents shows that SADC has currently declared two Air Quality Management Areas (AQMAs) within its administrative area for exceedance of the annual mean objective for nitrogen dioxide (NO₂), however, neither is located in proximity to the site and consequently are not likely to be affected as a result of the site being developed.

A desk-top review of potential air quality impacts relating development of the site for residential purposes has been undertaken and it is considered that with appropriate site-specific mitigation in place, air quality is unlikely to pose a constraint on the development of the site.





Arboriculture

Previous tree surveys were undertaken by EDP in 2014, 2015 and lastly April 2016 but since a number of years have elapsed since these surveys were undertaken, an update BS5837:2012 Trees in Relation to Design, Demolition and Construction compliant tree survey of all trees within and adjacent to the site that may be affected by the proposals has been undertaken. This survey was undertaken in November 2022.

The survey process recorded a total of 10 individual trees, 31 groups of trees and 20 hedgerows, totalling 61 items. Of these 61 items, 1 item has been categorised as A, of high quality; 1 item has been categorised as B, of moderate quality; and 55 items have been categorised as C, of low quality. In addition, 4 items have been categorised as U and due to their impaired condition are considered unsuitable for retention, irrespective of development.

Category A and B items should be prioritised for retention due to their condition, age and retention span.

To inform the masterplanning process root protection areas (RPA) for each category A, B and C items have been calculated using the methodology set out in BS5837:2012. A surveyed items are illustrated on the Tree Constraints Plan in Figure 10.

Trees are living organisms and are subject to external factors such as, adverse weather patterns, pests and disease and changes in site conditions. The quality of the tree stock has changed (been downgraded on the whole) since the previous tree surveys, the main reason for this across the site is the presence, or suspected presence, of chalara die-back of ash (CDBoA), which has been spreading across the country for a

number of years but has become particularly noticeable within the last few years. Once ash trees have CDBoA, the vast majority will die, either directly or indirectly, their weakened state making them susceptible to other pathogens, particularly honey fungus (*Armillaria sp.*) or *Innonotus hispidus*. In addition, the previous survey identified a veteran ash tree, this tree has since collapsed due to the extent of decay present (typical for its species) and is now a group of young stems regenerating from the failed stem (G26). These younger stems also have suspected CDBoA.



Figure 10. Tree Constraints Plan



Flood Risk and Drainage

A flood risk and drainage baseline review has been undertaken to provide an overview of pertinent flooding and drainage matters related to the promotion of the proposed site for residential development.

There are a number of watercourses and ditches that cross the site and discharge beneath the Banbury Road to the west to join a tributary of the River Stowe. Some of these ditches relate to the agricultural use of the site and will become redundant once the site is developed. All retained watercourses will have an 8m easement. The site is entirely within Flood Zone 1 and is therefore suitable for development. The Environment Agency flood map for surface water shows the majority of the site is at very low risk of flooding, however, within the south there are areas of low, medium and high flood risk. Some of this surface water flood risk originates within the site and therefore will be mitigated with the proposed surface water strategy. Surface water flood risk originating from outside the development to the east is not considered to pose a constraint, as development is located to the north of the site and the southern part of the site will form public open space. The site is not considered to be at risk flooding from any other source.

The site has a suitable outfall to the south of the site to the unnamed watercourses within the site boundary. Given the ground conditions it is unlikely that infiltration would be a viable means of surface water discharge. Appropriate use of Sustainable Drainage Systems (SuDS) techniques, including suitable attenuation measures to restrict surface water runoff to greenfield rates, will ensure that the drainage design for the proposed development provides betterment in terms of surface water management, this strategy would be developed in conjunction with the Lead Local Flood Authority policies.

There is an existing foul sewer to the north of the site, due to the topography of the site, foul flows from the proposed development will need to be pumped to connect to the existing public sewer.

Design considerations which have emerged following the baseline review should be incorporated into the evolving masterplan. This should include a Surface Water Strategy and Foul Strategy.

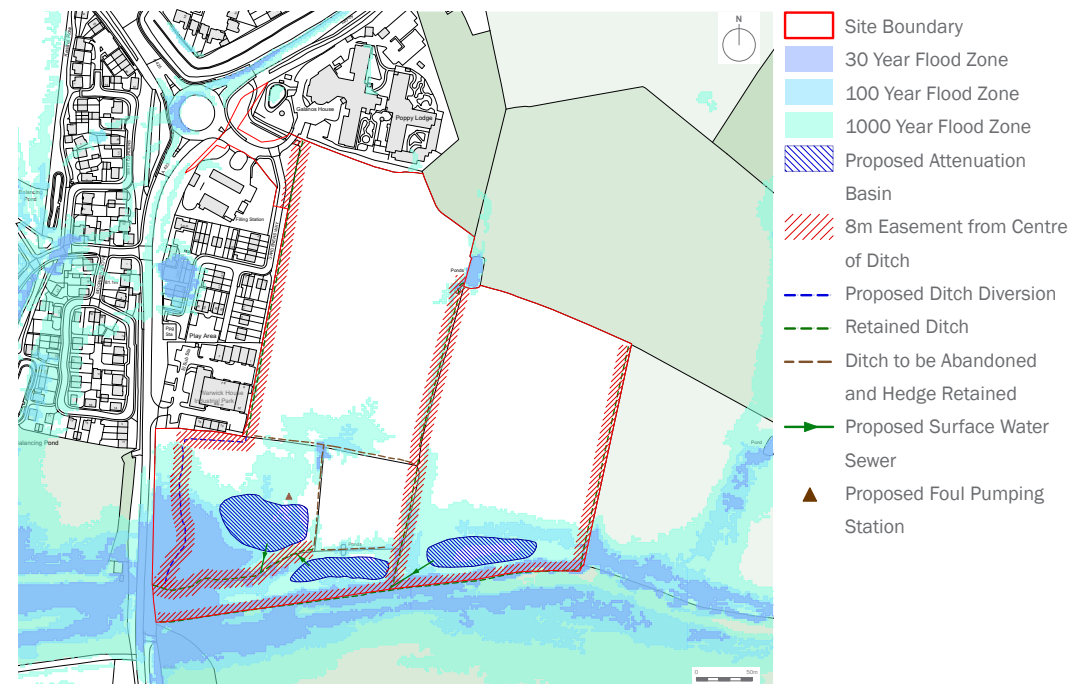


Figure 11. Flood and Drainage Plan



Ecology

The site has been identified to be of relatively low ecological value with only a few notable habitat or protected species constraints to development.

Desk and field based surveys undertaken by EDP, combined with an updated Extended Phase 1 Habitat Survey, identified the majority of the site to comprise of limited ecological value.

The site does support:

- Two small fields of semi-improved neutral grassland;
- Two ponds; and
- a series of hedgerows and treelines, that are all considered to be of local level value for nature conservation.

These ecological features have previously been confirmed to support relatively common and widespread populations of breeding birds, bats and a small grass snake population. In addition, one of the ponds, designated as a Local Wildlife Site ('Southam Ponds Ecosite'), lies partially within the boundary and immediately to the north east of the site, which has previously been found to support a small to medium population of great crested newts.

The retention of these valuable ecological habitats, protection of the species they support, and maintenance of wildlife corridors between them and the wider landscape, would be integral to the design evolution. In particular retention and enhancement or restoration of the onsite hedgerow network, ponds, and semi-improved grassland fields will greatly assist the design in working towards Biodiversity Net Gain aims.



Photo 1: Pond (P2) within semi improved grassland



Photo 2: Bridleway along the northern boundary



Photo 3: Hedgerows and semi-improved grassland



Photo 4: Eastern parcel bound by hedgerows



Figure 12. Extended Phase 1 Habitat Survey



Heritage

The site does not contain any designated heritage assets, such as scheduled monuments and listed buildings. The Southam Conservation Area defines the historic core of the settlement to the north. The intervening planted and built environment of the southern extents of modern Southam separate the site from the listed buildings and conservation area that defines the historic core of the town, so that the site does not form part of their settings.

The one exception is the spire of the Grade I listed Church of St. James, which is visible from parts of the site, rising above modern development on the fringe of the settlement. However, there is no suggestion that this is a key or designed view of the church, nor is this view considered to possess any historic integrity or contribute to the significance of the church. The key elements of the church's setting that contribute to its significance are focussed in the historic core of the settlement defined by the conservation area to the north, which would be unaffected by development within the site. As such, there is currently no reason to believe that the church should form a constraint to the capacity or deliverability of the site.

Based on the known historic environment baseline for the site, including information from the Warwickshire Historic Environment Record, and a geophysical survey of the site itself, there is considered to be a low potential for the site to contain archaeological remains of significance from any period. While a fragment of ridge and furrow earthworks survives in the southern portion of the site, this is considered to be of negligible heritage interest.

Possible prehistoric features have been identified west of the site through geophysical survey, albeit they have not been verified by any intrusive investigations. The geophysical survey of the site itself does not indicate that comparable remains extend into the site. The fragment of ridge and furrow earthworks and any as yet unidentified remains present on site could be dealt with through a programme of investigation in advance of development.

In summary, there are no in principle constraints to development of the site in respect of the historic environment.



Photo 1: View of St. James's Church

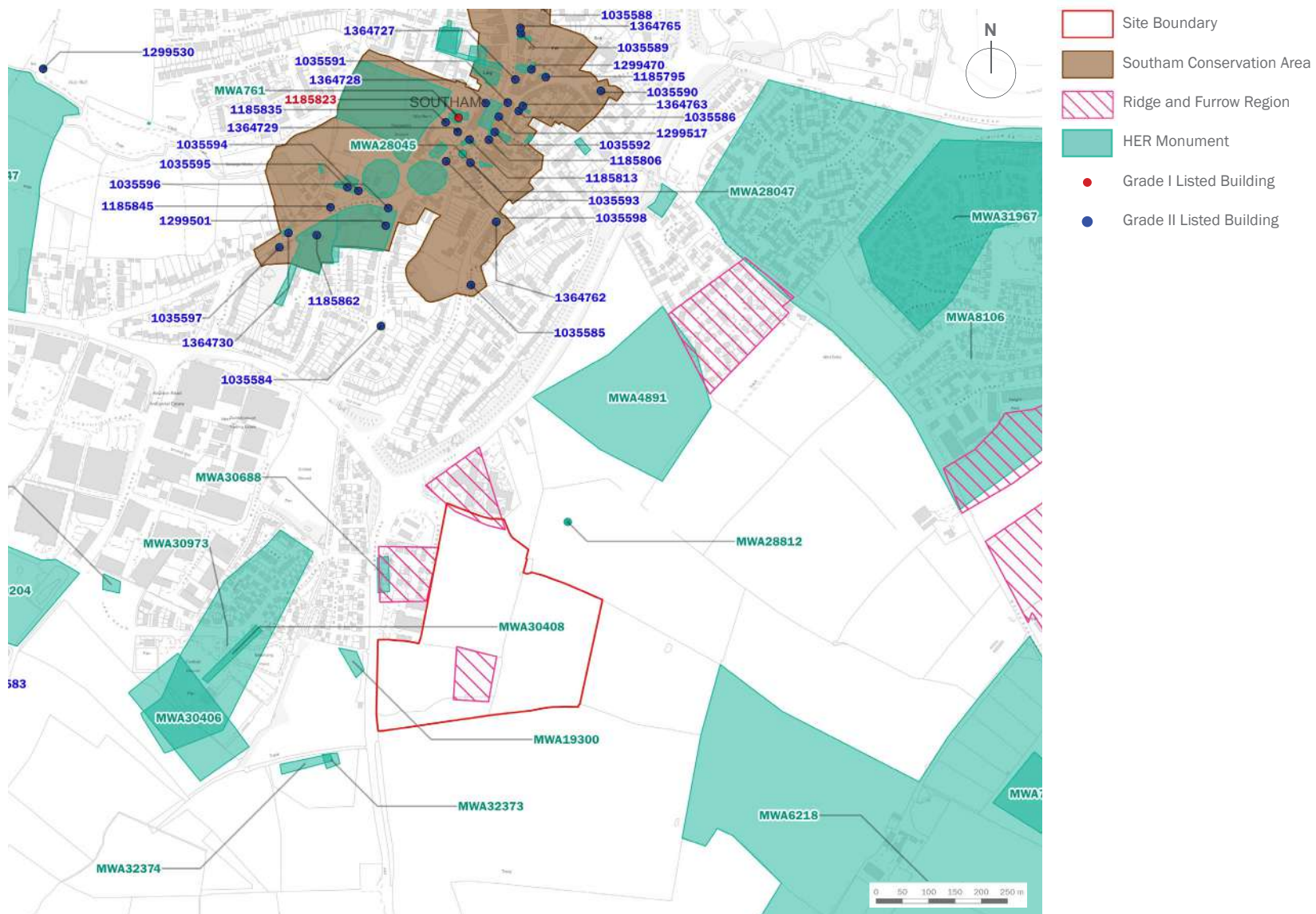
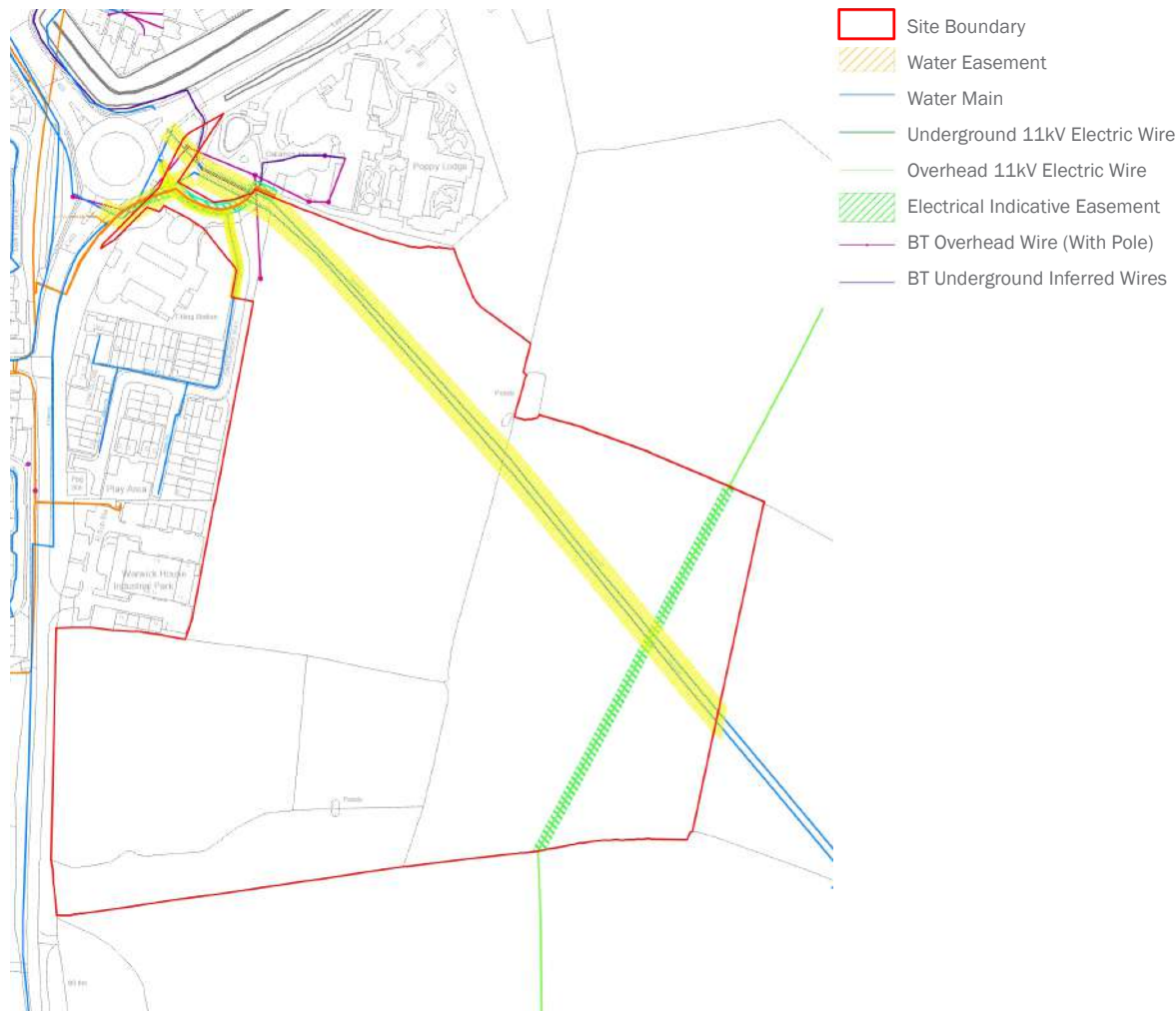


Figure 13. Archaeological and Heritage Assets



Utilities

A number of above and below ground utilities currently cross parts of the site boundary as indicated in Figure 14.

Within the main site area 11kV overhead cables and a 300mm potable water main diagonally traverse the rectilinear field parcels. By virtue of their geometry it is not possible to efficiently retain these utilities in their current form and therefore both instances are assumed to be diverted underground as part of the development proposals.

Assuming that the ground levels are not changing at the assumed site access point off Banbury Road, the 11kV underground cables and 900mm and 300mm potable water mains crossing this section can remain in situ.

No other utility assets are affected by the proposed site development.



Ground Conditions

The Site appears to have remained largely undeveloped and is currently agricultural land and grassland. Based on this and the information available for review, namely past uses of the Site, adjacent operations and ground stability, the Site is considered to present an overall low risk for future development. Therefore, it is concluded that the Site would be suitable for the proposed end use of residential development with associated infrastructure.

Figure 14. Utilities Plan



Local Character

As set out on page 8, Southam has a long heritage, which has resulted in a distinct character evident in the town's historic core and historic approaches.

Recent developments within the town have taken elements of the cottage vernacular and used these to create a consistency in architectural style albeit with a slightly generic suburban character. Common elements include a consistency of materials, use of bay windows, gabled porches or limited use of ornate string course or brick corbels.

Recently built neighbouring developments typically feature red brick, buff brick and render, limited brick detailing and variety of dwelling proportion and height which goes some way to reflect the historic vernacular. Building heights range from 1–3 storeys, however, are predominantly 2–2.5 storeys. Gables, tax windows, dormer windows and chimneys provide vertical interest in an attempt to replicate architectural characteristics found within the historic core.

New developments do, however, successfully integrate networks of open space within the urban areas improving access to greenspace for residents and celebrating opportunities to create value from the existing landscape fabric. This integration of townscape and landscape is not prevalent within the town centre and of particular note is the lack of public access and connected habitats relating to the River Stowe, which traverses the settlement.



4. Constraints and Opportunities Summary

A comprehensive analysis of the site constraints and opportunities within the site and its surroundings has been completed and have informed the design and rationale behind the development proposals. The studies conclude that there are no in principle constraints to development of the site for residential use.

The key site considerations are summarised below and illustrated graphically on the plan opposite.

Access and Transport

- Primary vehicular and pedestrian access to be taken from Gardeners Way;
- Emergency vehicle access to be accommodated via Banbury Road; and
- The existing bridleway is to be retained within a linear open space corridor.

Landscape and Arboriculture

- All existing vegetation is to be retained, save for breaks required for access; and
- Create a positive interface with the wider agricultural landscape – creating variety in built form and including new strategic tree planting to filter views toward new development.

Noise

- Consider potential noise mitigation to existing and future facilities and highways at the western site boundary.

Ecology and Biodiversity

- Ensure an appropriate development landscape buffer to the Southam Ponds Ecosite;
- Prioritise retention of semi-improved grassland as an area for biodiversity enhancement; and
- Retain existing species-rich hedgerows within a network of ecological corridors which connect with the wider landscape.

Utilities

- The site is traversed by a number of utilities which are identified for diversion underground.

Flood Risk and Drainage

- The site lies entirely within Flood Zone 1 but southern areas are identified as at risk of surface water flooding and should be excluded from the developable area;
- A new above ground drainage network should be created, which is an integral part of the scheme and outfalls to the south western corner of the site; and
- A foul pumping station will be required in the south-west of the site.

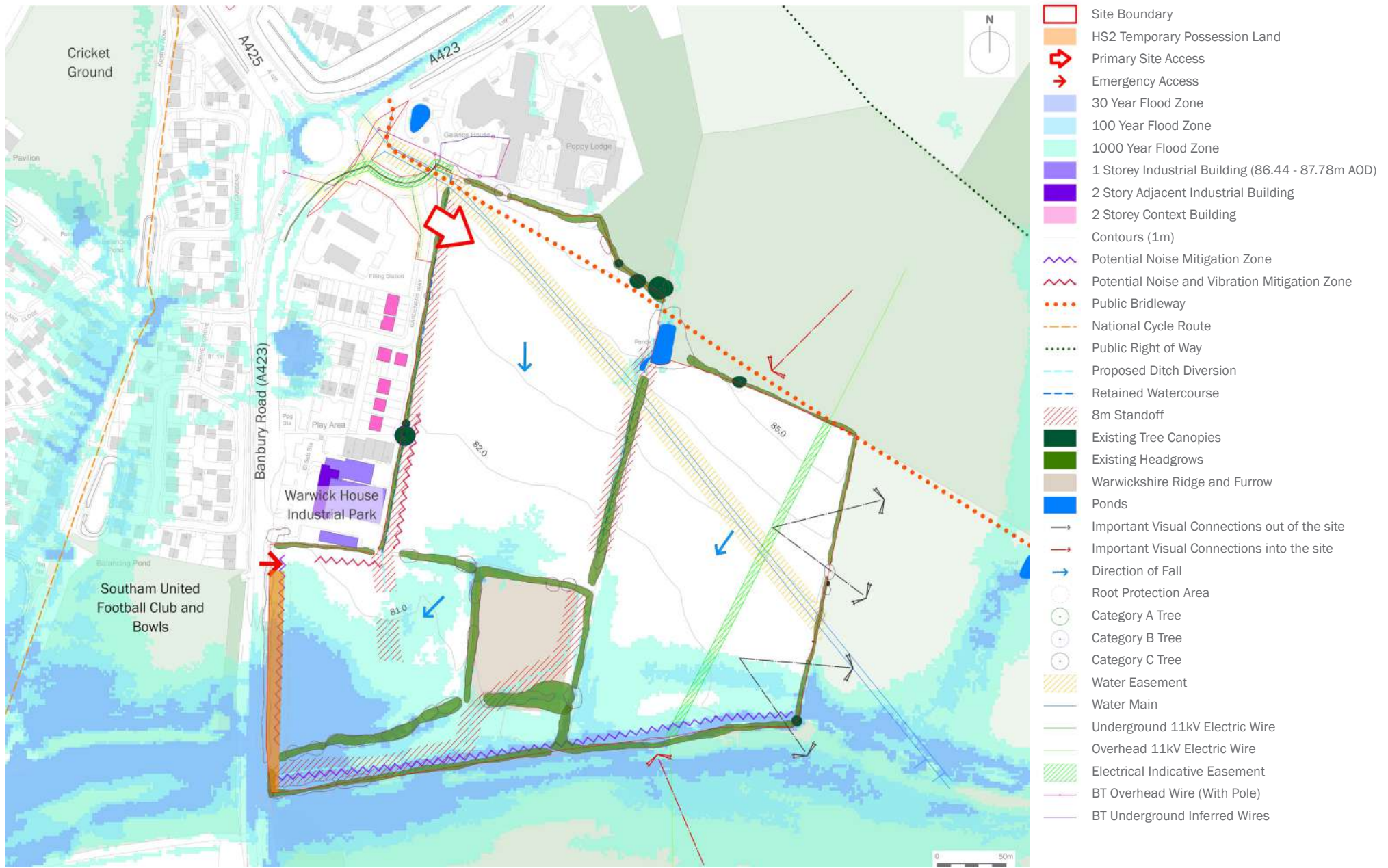


Figure 15. Constraints and Opportunities

5. Concept Masterplan























The design concept for the site envisages the ideal '20-minute' walkable neighbourhood, which promotes healthy living and active travel, and builds on the rich landscape heritage of the site. The overall aim being to deliver a modern community that is well-connected to local employers and community resources, and achieves biodiversity net gain.

The Concept Masterplan included opposite demonstrates one way in which the design concept could be delivered. The proposals illustrate the ability to achieve up to 200 new homes set within an established and varied landscape. A primary vehicular and pedestrian access would be taken from Gardeners Way, and a second or emergency access via Banbury Road in the south west corner.

Generous communal landscapes will improve access to a wide range of open spaces offering safe, convenient and active recreation opportunities for the whole community, the options for which will be explored through a collaborative and inclusive design process with the help of local consultation and engagement.

The majority of the existing landscape fabric will be retained complemented by significant new structural planting along the southern and eastern boundaries will create a soft settlement edge and a sensitive transition to the wider countryside beyond. Integrated into the landscape would be a best-practice network of sustainable drainage solutions providing certainty that the development would offer betterment over the existing greenfield run-off rate and opportunity for biodiversity enhancement.

New energy-efficient homes and community spaces will allow Southam to grow and evolve, meeting current local needs and supporting and retaining future generations within the community. Initiatives for new technologies will provide the platform for home/remote working, which will minimise the need to travel and seek to de-carbonise transport.

 Coloured 3D View 1	 Proposed Vehicular Access	 Site Boundary	 Key Junctions
 Coloured 3D View 2	 Foul Pumping Station	 Residential Blocks	 Proposed Tree Planting
 Coloured 3D View 3	 Area for Children's Play (LEAP)	 Indicative Residential Frontages	 Bridleway
	 Area for Productive Landscape - Allotments	 Open Space	 Views Toward Surrounding Countryside
	 Area for Productive Landscape - Orchard	 Primary Route Alignment	 Indicative Locations for Surface Water
	 Ecological Enhancement Area	 Existing Vegetation to be Retained	 Footpath
	 Emergency Vehicle Access		



GALANOS HOUSE

Banbury Road

**SOUTHAM UNITED
FOOTBALL CLUB**



Figure 16. Concept Masterplan

6. Development Benefits

Homes Fit for 21st Century Life

The development of the site for new homes presents an opportunity to deliver a wide range of benefits. Through further discussion and engagement with Stratford-Upon-Avon District Council and relevant statutory consultees, including the Highway Authority and Southam Town Council, L&Q will seek to agree a package of appropriate benefits that can be reasonably delivered alongside, or as part of, the development.

The below list of benefits represents what could be achieved should the site be developed. However, this is subject to further detailed assessment and engagement with the relevant bodies.

Up to 200 new energy-efficient, flexible homes

New, beautifully designed homes, which respond to local characteristics and preferences, would improve accessibility to first time buyers and increase the range of housing types, tenures and sizes in the locality. Subject to local need this may also include a proportion of self-build or custom-build plots. All new homes will also include electric car charging points and useable space for cycle storage.

Ensuring climate resilience

Buildings will be designed with a 'fabric-first' approach in order to improve energy efficiency and reduce carbon emissions. The proposals employ a robust approach to flood risk and mitigation and incorporate allowances for climate change. New tree planting would slow down the flow of surface water and aid water penetration – alleviating run-off– whilst also sequestering carbon.

Functional space to live and grow

New homes will include flexible layouts to accommodate a range of needs and lifestyles. Super-fast broadband to all properties will allow opportunity to work from home with a diverse network of open spaces on the doorstep to also bring the community together.





View 1: Artists impression of a multifunctional green space at the entrance of the site

Successful Green Infrastructure

Green Infrastructure planning is an important means of delivering a broad range of economic, social and environmental benefits within new developments. Carefully planned Green Infrastructure is a central component for sustainable development enabling multiple policy aspirations and objectives of different sectors to be achieved. In order to realise and maximise the wide ranging benefits associated with Green Infrastructure and biodiversity. Early integration into design proposals is essential.

The local environmental conditions including soils, topography and micro-climate have steered the development of a landscape setting that puts engagement with open spaces and stewardship of nature at the heart of the design approach.

Land East of Banbury Road includes a series of unique landscape features which provide an instant established landscape setting and can be built on to deliver a wider remit on landscape and biodiversity objectives.

Green Infrastructure Objectives

To ensure the creation and subsequent maintenance of a high quality Green Infrastructure network it is essential to identify strategic design objectives in order to guide and shape development proposals. For Southam these are as follows:

- A landscape appropriate to historic and local character contexts;
- A multifunctional landscape;
- A biodiverse landscape;
- A resilient landscape;
- A landscape which encourages healthy lifestyles and green well-being;
- A landscape that stimulates the economy; and
- A landscape that can be enjoyed by all.





View 2: Artists impression of a development with retained hedgerow



View 3: Artists impression from the openspace at the back of the site

Landscape Strategy

Figure 17 illustrates the key elements of the landscape strategy and further detail is set out over the following pages.

- 1 Existing hedgerows and trees retained (except to allow access) and enhanced for their integral value, to soften and integrate the development within the landscape, and provide a framework for the multi functional, linked, Green Infrastructure that will contribute to an attractive pleasant environment;
- 2 Hedgerow and naturalistic open space along the Banbury Road to preserve the soft green approach to Southam;
- 3 Hedgerows and green buffers at the interface with the agricultural landscape to contribute to visual integration, enabling a sensitive transition between the town and the surrounding rural landscape;
- 4 Development to comprise an informal layout, a predominance of housing with a maximum of two storeys, and development predominantly fronting, but set back to varying degrees from, the boundaries. This to contribute to a positive, informal, soft new settlement edge that integrates with the landscape south-east of Southam;
- 5 Naturalistic public open space to contribute to visual integration, enabling a sensitive transition between the town and the surrounding rural landscape, the visual and recreational amenity of residents, and biodiversity. The area to comprise native tree and shrub planting, to provide enclosure and structure, and species enriched grassland with mown grass paths, for access. This planting to provide a green framework for provision for play, informal recreation, a productive landscape area, and naturalistic SuDS;

- 6 Central hedgerow retained to provide a green spine linking between peripheral open spaces and tree lined streets providing green routes for people and wildlife and break up the roofscape in more elevated distant views;
- 7 PRow retained within a green corridor;
- 8 Area of productive landscape linked to the Green Infrastructure; and
- 9 Green space at the site entrance to provide a sense of arrival and contribute to the sense of place.

Biodiversity Net Gain

A Biodiversity Net Gain (BNG) assessment undertaken for the proposed Masterplan indicates that the scheme will deliver a net gain in biodiversity habitat, hedgerow and river units above the 10% requirement set out by the Environment Act 2021, which will be mandated from autumn 2023. The assessment undertaken is considered to represent an achievable estimate of the changes in biodiversity value that could be expected from the Masterplan with the implementation of an appropriate detailed landscaping scheme and a long term Habitat Management Plan.



Figure 17. Landscape Strategy Plan

New Community Resources and Partnerships

Galanos House

The site is situated directly adjacent to the Galanos House, a care home exclusively for the British Armed Forces Community. The grounds of the home are designed by the residents, including a memorial garden and bowling green. Galanos House is also a registered charity and includes a Community Hub and Cafe as part of the 'Chatty Cafe Scheme', which is open to the public on weekdays.

Illustrative proposals for the site are mindful of the needs of existing residents of Galanos House and new homes are proposed to be set back behind a generous landscape buffer which connects to the wider network of open space. Future proposals for the site would also be developed in consultation with Galanos House and opportunities for connecting to the new landscape for the health and recreational benefit of residents would be explored.

Community Food Production

Over 50% of the site is proposed as open space comprising a connected network of functional landscape uses as set out over the previous pages.

Within the network two areas for community food production have been identified and are illustratively shown as areas for a community orchard and serviced allotments. The final use of these areas will be developed in consultation with new and existing residents, the Local Planning Authority, Town Council and relevant local stakeholders such as the Southam Produce Association. However, the aim of these sites are to provide central community resources which are functional and provide opportunity for social interaction, health and well-being.





7. Conclusion

L&Q Estates believe that the location and nature of the Land East of Banbury Road site provides an opportunity to deliver a well connected and sustainable new neighbourhood at Southam. This promotional document has set out how a landscape-led approach to placemaking will bring forward a new and vibrant neighbourhood to the area that is consistent with the relevant policies within the Stratford-Upon-Avon Development Plan.

Land East of Banbury Road, Southam could provide approximately 200 new homes for the local population, all set within multi-functional Green Infrastructure network, and ideally located to close to local jobs, services and facilities to allow the site to function as the ideal '20-minute neighbourhood'. L&Q Estates envision the creation of a vibrant community that is in harmony with its surroundings, and that contributes to the economic vitality of the region and supports local business and facilities whilst offering a more sustainable way of living. Overall, the site is an opportunity for a genuinely sustainable development that provides social, environmental and economic benefits, and that has placemaking at its heart.

This document demonstrates that the site is a logical and suitable location for sustainable development. Through comprehensive analysis of the contextual, planning and technical parameters it provides evidence that the site is an appropriate location within the town, that it is available now and can deliver new homes within the next plan period without any technical impediment. The site's unified control by a trusted and experienced land promotion company (L&Q Estates) and its non-dependence upon any major new strategic infrastructure mean the site's development is readily deliverable.

In terms of the National Planning Policy Framework (NPPF) the site is available, suitable and developable, and therefore should be considered as an appropriate allocation to meet future housing requirements.







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