

South Warwickshire Local Plan: Issues and Options

Representations on behalf of Taylor Wimpey in respect of land North of Royal Leamington Spa

March 2023

Turley

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Client

Taylor Wimpey Midlands

Our reference

TAYQ3025

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1. Introduction

- 1.1 Turley is instructed by Taylor Wimpey Strategic Land (Taylor Wimpey) to represent its interests in relation to the South Warwickshire Local Plan (SWLP) and to formally respond to the consultation on the Issues and Options dated January 2023.
- 1.2 Taylor Wimpey is promoting a 73ha site to the North of Royal Leamington Spa, hereafter referred to as 'Land North of Leamington' or 'the Site'. A Site Location Plan is enclosed at **Appendix 1**.
- 1.3 The Site has the capacity to enable the delivery of a sustainable residential development of approximately 1,200 new homes, allowing a comprehensive mix of housing types in a sustainable location.
- 1.4 The Site was submitted via the SWLP Call for Sites exercise in May 2021 (site reference REFID 531).
- 1.5 Taylor Wimpey welcome Warwick District Council's (WDC's) and Stratford-on-Avon District Council's (SDC's) continued commitment to preparing a joint Local Plan to develop a combined strategy for South Warwickshire and intend to maintain their active role in the Local Plan process.
- 1.6 These representations should also be read in conjunction with the following suite of site-specific documents, which are submitted in support of these representations:
 - **Appendix 2** - Site Masterplan
 - **Appendix 3** - Vision Document
 - **Appendix 4** - Summary Analysis of Broad Locations around Leamington
- 1.7 Section 2 of these representations provides a summary of the Site and its surroundings, demonstrating the sustainable residential development opportunity that the Site provides. Section 3 then sets out Taylor Wimpey's representations in response to each relevant issue and option, including:
 - Issue V3: Strategic Objectives
 - Issue I1: Sustainability Appraisal
 - Issue S1: Green and Blue Corridors
 - Issue S4: Growth of existing settlements
 - Issue S7: Refined Spatial Growth Options
 - Issue S9: Settlement Boundaries and Infill Development
 - Issue S10: Any other development strategy issues

- Issue E11: Any other economic issues
- Issue H1: Providing the right number of new homes
- Issue H2: Providing the right tenure and type of homes
- Issue H3: Providing the right size of homes
- Issue H4: Accommodating housing needs arising from outside of South Warwickshire
- Issue H5: Providing custom and self-build housing plots
- Issue C3: Carbon sequestration
- Issue C4: New Buildings
- Issue C9: Mitigating biodiversity loss
- Issue C10: Climate Change Risk Assessments
- Issue D1: Strategic Design Principles
- Issue D2: Design Codes and design guides
- Issue D3: Designing adaptable, diverse and flexible places
- Issue T1: 20-minute neighbourhoods
- Issue P1: Part 1 and Part 2 Plans

1.8 Section 4 of this statement then summarises and concludes these representations.

Taylor Wimpey

- 1.9 Taylor Wimpey is one of the leading national housebuilders operating across the UK and is responsible for building and selling over 13,000 houses in 2022 alone. Taylor Wimpey has extensive experience across the Midlands, with a strong track record of delivering high quality, sustainable developments across the region.
- 1.10 Taylor Wimpey is a dedicated FTSE 100 developer and homebuilder with over 125 years of experience and an unparalleled record in our industry. We aim to be the homebuilder and developer of choice for our customers, employees, partners, shareholders and the communities in which we operate.
- 1.11 We have expertise in strategic land, land acquisition, home and community design, urban regeneration and supporting infrastructure which focus on the customer's quality of life and adds value to their homes and community. We draw upon our expertise as an established house builder to innovate and adapt to changing customer requirements, to provide homes of the highest quality, meeting and exceeding the

expectations of the purchaser, whilst setting new high standards of customer care in the industry.

- 1.12 The HBF 5 star award is awarded to housebuilders that achieve at least 90% by customers who would recommend their developer 8 weeks after they have legally completed on the purchase of their new home. At Taylor Wimpey we are always looking at how we can improve the service that we provide to our customer, we send a HBF customer satisfaction survey to all of our customers and request feedback on our performance and customer service at 8 weeks and 9 months. We then use this information to look for trends in feedback and then work with the wider business unit to deliver an improvement plan. Our Year to Date performance for these metrics (95.5% for 8 weeks and 86.6% for 9 months) see us rated as a 5 star build by the NHBC.
- 1.13 Our 24 regional businesses across the UK give our operations significant scale and a truly national coverage, combining the strengths of a national developer with the focus of a smaller local business.
- 1.14 We operate under a framework of local and national knowledge, supported by the financial strength and highest standards of corporate governance of a major PLC. We have a strong business culture of doing the right thing which underpins our purpose and strategy.
- 1.15 We deliver homes and communities across all market segments tailored to local needs. We provide high quality places to live with appropriate facilities and infrastructure, an attractive environment and sense of place. Each of our regional businesses develop sites of varied scale and character and build a range of homes, from one-bedroom apartments and starter homes to large, detached family homes. We are committed to creating places, delivering homes for the open market alongside supporting infrastructure and providing affordable housing, in partnership with local authorities, Registered Providers and a variety of Government bodies, such as Homes England.
- 1.16 We seek to add social, economic and environmental value to wider communities. Our experience and heritage in collaboration and engagement with all stakeholders ensures we deliver to local requirements with a sustainable mix of housing types and tenures. Public and stakeholder engagement underpin our approach.
- 1.17 With unrivalled experience of building homes and communities, Taylor Wimpey is at the forefront of the industry in placemaking, design, build quality, health and safety, customer service and satisfaction. This is underpinned by our financial strength and funding capability.

2. The Site and the Opportunity

- 2.1 This section describes the opportunity of the site in terms of its geography and its prospects for delivering a new neighbourhood at North Leamington.

Description of the Site

- 2.2 The Site is within the administrative boundary of Warwick District Council ('WDC') and within the Old Milverton and Blackdown Neighbourhood Plan Area; and Royal Leamington Spa Neighbourhood Plan Area.
- 2.3 The WDC Local Plan 2011 – 2029, adopted in September 2017, confirms within its Proposals Map that the Site is within the Green Belt (Policy DS18) and is not allocated for residential development.
- 2.4 The Site, currently comprising agricultural fields, is 73ha and is located to the northern boundary of Royal Leamington Spa, 1.2km east of the Village of Old Milverton (direct measurement from the centre of the Site to the Church). Much of the land is currently used for arable uses and each of the field parcels are divided by well-established hedgerows and individual mature trees. There are also existing community allotments at the southern boundary of the Site adjacent to existing residential properties.
- 2.5 The northern boundary is bound by Sandy Lane, which merges into Old Milverton Lane to the east as it joins the Blackdown Roundabout. A farmstead with a cluster of buildings ('Quarry Cottage') sits outside of the northern boundary. Immediately north of the Site boundary, beyond Sandy Lane is mainly fields that are bounded by the River Avon, as well as Quarry Park Golf Course and a number of healthcare facilities towards the east, off Old Milverton Lane.
- 2.6 Two fields are located along the western boundary, divided by a footpath and defined by a tree and hedgerow belt adjacent to the railway line. The southern boundary is demarcated by residential properties. Access to the Site can be obtained via the public footpath from Guys Cliffe Avenue at the south western boundary.
- 2.7 Kenilworth Road (A452) largely defines the Site boundary to the east, with a remaining portion of the boundary defined by a cluster of residential properties.
- 2.8 Taylor Wimpey control, by way of a development option, the entirety of the land edged in red on the Site Location Plan (enclosed at **Appendix 1**).

Background

- 2.9 The Site was promoted through the adopted Local Plan and WDC during the suspension of the examination, identified part of the site for a housing allocation (250 dwellings) and a 'Park and Ride Area of Search'; and the larger part of the site as safeguarded land (circa 1000 dwellings). The Inspector, in his Report dated July 2017, stated:

“During the suspension of the examination, the Council proposed removing land from the Green Belt North of Milverton, on the edge of the urban area of Leamington Spa for a housing allocation and safeguarded land. The estimated capacity of the housing site was 250 dwellings and the safeguarded land some 1,000 dwellings.

Development of the land in question would involve a substantial expansion of the built-up area into currently open countryside to the north of Leamington Spa. It would have a significant adverse impact of the openness of the Green Belt and the character and appearance of the area.

As with the Red House Farm site and for the same reasons, the site North of Milverton does not need to be allocated in order to ensure that the District’s housing requirements are met or that a five year supply of housing land is provided for. Sufficient housing land would be available elsewhere in and on the edge of the urban area of Leamington Spa, Warwick and Whitnash outside of the Green Belt. Exceptional circumstances to justify altering the boundary of the Green Belt and allocating the site for housing do not exist.

Given that the boundary of the Green Belt around Leamington Spa, Warwick and Whitnash would remain otherwise unaltered, it would be unnecessary and inappropriate to identify safeguarded land at this point in time. A longer term strategy for locations of growth around the urban area and District generally could be considered as part of a review of the Local Plan. There is no need to modify the submitted Local Plan as suggested by the Council therefore.”

- 2.10 Following the Inspector’s comments the site was removed from the Local Plan, for all aspects of the allocation. Other than a small Green Belt release to the north of Cubbington, there were no further Green Belt releases around Warwick or Leamington.
- 2.11 The Inspector’s Report (July 2017) to the WDC Local Plan also stated, at Paragraph 83: *“Given the nature of the District and its settlements, there are limited areas of previously developed land with potential for development, for example there are no large areas of former industrial land”*. It is therefore considered that some Green Belt release to accommodate the minimum housing requirement is required through the SWLP.
- 2.12 Due to the quantum of growth required to support the minimum housing requirement (both market and affordable) for the South Warwickshire area and the associated need for larger scale development (NPPF, 139), it is considered that exceptional circumstances now exist to justify altering the boundary of the Green Belt and allocating this site for residential development within the SWLP. The technical evidence supporting the proposed development at Land North of Leamington demonstrates that the consequences of releasing this site from the Green Belt would constitute sustainable development.
- 2.13 The Inspector’s comments relating to openness of the Green Belt and character and appearance of the area would be associated with any large-scale development within the Green Belt. Consequently, the current proposals for the Site have been underpinned by a technical evidence base which demonstrates that the Site can be landscape led and delivered in a truly sustainable manner.

- 2.14 Taylor Wimpey would be pleased to continue to work with the South Warwickshire Councils throughout the emerging SWLP to further develop the proposals.

The Opportunity

- 2.15 The Site offers a unique opportunity to deliver a high-quality, deliverable, and viable urban extension to Royal Leamington Spa in a sustainable manner.
- 2.16 As the proposals for the Site have been examined in public for the now adopted WDC Local Plan, Taylor Wimpey are keen to continue to discuss the Site's opportunities with the SWLP authorities and key stakeholders and seek their inputs to continue to evolve the masterplan, which will be submitted to future stages of the SWLP. The current Site Concept Masterplan is provided at **Appendix 2**, which has been carefully informed by the discussions with WDC to date.
- 2.17 The Vision Document enclosed at **Appendix 3** provides further detail on the technical evidence for the Site and sets out Taylor Wimpey's environment strategy 'Building a Better World'. Five key design principles have also been identified that will guide the future proposals for this site, they include:
- Design Principle One: Environment & Sustainability – Striving to achieve climate resilient & net zero carbon development, including new homes and potential new employment space set within vibrant, distinct and accessible places.
 - Design Principle Two: High Quality Design – Creating well-designed & beautiful places which responds to local context.
 - Design Principle Three: Safety – Ensuring improvements to health, safety, well-being and quality of life are at the heart of the new community.
 - Design Principle Four: Connections – Connecting people to places which prioritise walking and cycling, aligning with the '20-minute neighbourhood' concept to encourage sustainable movement and commuting options.
 - Design Principle Five: Biodiversity – Protecting and enhancing biodiversity & environmental assets and resilience, including over half of the site being designated for open space and natural habitat areas.
- 2.18 The Concept Masterplan (at **Appendix 2**) demonstrates how the following could be delivered at the Site:
- Approximately 1,200 new homes (at around 38 dwellings per hectare) designed to accommodate a range of housing with a mix of house types, tenures and sizes to meet identified local needs.
 - Potential provision of a mixed-used community hub/centre and a 2 form entry primary school.
 - Potential Hospital Extension / employment land (2ha) on the north eastern boundary of the site

- Potential main vehicular, pedestrian and cycle access from Kenilworth Road, with sustainable transport links including bus re-routing into the Site. With secondary access onto Sandy Lane.
- Opportunities to connect to planned cycle improvements along the Kenilworth Road, providing a connection between Leamington Town Centre and Kenilworth.
- Potential emergency, cycle and pedestrian access point onto Guys Cliffe Avenue.

2.19 Potential to provide approximately 38ha of structural landscape and public open space. The significant public open space can include sports pitches, play provision, allotments, community gardens and sustainable drainage features. Taylor Wimpey would welcome the opportunity to continue to discuss these emerging proposals with WDC and SDC in the near future.

3. Representations to Issues and Options

3.1 This section provides Taylor Wimpey's responses to the relevant issues and options set out in the consultation, with focus on Land North of Leamington.

Chapter 3: Vision and Strategic Objectives – South Warwickshire in 2050

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

3.2 Yes, Taylor Wimpey supports the overall Vision and Strategic Objectives for the SWLP.

3.3 In order to meet the ambitious Vision, it will be important to ensure growth is located in the most sustainable locations and align with the Vision as closely as possible. It is likely that these locations will be located within the Green Belt, such as areas to the north of Leamington.

Chapter 4: Meeting South Warwickshire's Sustainable Development Needs

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

3.4 Taylor Wimpey agrees that the general approach and framework to the Sustainability Appraisal is reasonable at this stage of the proposals. The SA also appreciates the limitations to the assessment process and assumptions made, and that ultimately further consideration, research, and consultation are required to better inform the SA.

3.5 As identified in the SA, it is clear that further work is required before any conclusions relating to locations for growth can be made. A key part of this work must consider the potential mitigation for each location for growth and then for each individual site within those areas. This next stage of work should be underpinned by a suitable evidence base. It is only once this stage of works has been completed that the SWLP authorities will be able to determine the best locations for growth.

3.6 As referenced in section 2 of these representations, the Site was previously identified for partial allocation and partial safeguarding during the preparation of the now adopted WDC Local Plan (2017). The findings of the SA and the proposed mitigation provided sufficient evidence to justify the proposed allocation at that time. Had the Inspector found that exceptional circumstances existed to release the Site from the Green Belt, it would have been released at that time.

Question 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**

3.7 Taylor Wimpey agrees with Option S1a, for the SWLP to take a proactive approach and seek to identify Strategic Green and Blue corridors now, in advance of the Local Nature Recovery Strategy. This will help to identify where those links can be created from the

offset, determining a growth strategy that increases biodiversity and supports nature recovery across the plan area, as noted within the Issues and Options document. This approach is supported by the Warwickshire, Coventry and Solihull sub-regional green infrastructure study (2013) and the Preliminary Habitat Regulations Assessment Scoping Report (November 2022).

- 3.8 As suggested by the Issues and Options, the incorporation of these corridors can then be specifically addressed through the future Local Nature Recovery Strategy and a dedicated policy under the Part 2 Plan.

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

- 3.9 Yes, Taylor Wimpey agrees with the following statement from the Issues and Options (Issue S4) that:

“... 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, potentially alongside and in combination with other options such as new settlements”

- 3.10 Directing growth to existing settlements provides an opportunity to deliver sustainable development whilst meeting local housing needs. Leamington is the largest town within the SWLP area, with a significant number of facilities and employment opportunities and is capable of accommodating significant growth over the plan period. Further, Leamington Spa is identified within all 5 growth options.
- 3.11 This assertion is based on a review of the existing evidence base supporting the Issue and Options, which concludes the following for Leamington Spa:

Urban Capacity Study (October 2022)

- 3.12 The identification and release of greenfield and Green Belt sites is particularly pertinent, given that available brownfield land is limited in its ability to accommodate South Warwickshire’s growth needs over the plan period. This focus beyond brownfield land is supported by the findings of the Urban Capacity Study (October 2022), which concludes that whilst urban sites and existing commitments could allow the SWLP to meet some of its housing needs, *“it is unlikely to be possible to meet current development needs without significant greenfield development”*. Specifically, the Study states that only a potential housing supply of around 6,145 dwellings could be accommodated within existing urban boundaries (plus a further 3,400 dwellings if all publicly accessible car parks across South Warwickshire were consolidated and partly redeveloped).

Sustainability Appraisal (SA) Issues and Options Stage (November 2022)

- 3.13 The SA has tested the five proposed Growth Options, which provide details of whether housing and employment development should be distributed at a strategic scale across the SWLP area. Leamington Spa is included within each of the Growth Options.
- 3.14 The SWLP and SA then identified 32 broad locations which represent options for up to 2,000 homes located around the main settlements. The main settlements, which included Leamington Spa, were identified as those being within a 20 minute walk or

ride (approximately 800m in any one direction) from key services such as public transport access point, (train station or bus station), GP surgery, a primary school, or supermarket. Of the 32 broad locations, 6 of these were located around Leamington Spa, including land at North Leamington ('B.13 Royal Leamington Spa Northwest').

- 3.15 Table 4.8 of the SA sets out a conclusion of the overall assessment for each of the 6 Leamington Broad Locations, with paragraph 4.8.1 stating that there is '*no clear best performing broad location*'. As set out above, it is important to note that the SA has not considered any proposed mitigation for each location.
- 3.16 From a review of Leamington Broad Locations, firstly in respect of the SA rankings, it is indicated at this stage that all locations scored equally well (major and minor positive impact) in respect of housing provision and access to PRow/cycle path, primary school, Further Education and employment opportunities. On the other hand, all broad locations scored poorly (major and minor adverse impact) in respect of potential carbon footprint, landscape character impacts, Agricultural Land Classification, location within a Mineral Safeguarding Area, and potential increases in household waste generation.
- 3.17 Most of these broad locations, including Land North of Leamington, are currently located within and would require release from the Green Belt, save for the two broad locations furthest south of Leamington (SA Refs. B.14 and B.16). A summary analysis of these broad locations and the key findings of the evidence base (including the Sustainability Appraisal) is set out at **Appendix 4**.
- 3.18 Specifically in respect of Land North of Leamington, the Site is not subject to any notable environmental or physical designations or constraints (other than Green Belt) and scored as the best performing site in respect of: Biodiversity and Geodiversity; Landscape; and Education. Adding to this, the provision of site-specific mitigation and supporting facilities on site would enhance the score for the Site even further, particularly in respect of landscape, biodiversity and pollution impacts, and potential access to leisure facilities, a GP surgery and a food store.
- 3.19 Furthermore, Land North of Leamington scored particularly well in the SA in respect of its access to an NHS Hospital, bus stops, greenspace, and a railway station. Specifically, the Site is located less than 2.5km from Leamington railway station, the second closest of all 6 broad locations around Leamington and is also less than 3km from Warwick railway station.

Settlement Analysis (January 2023)

- 3.20 Royal Leamington Spa is designated as a 'Main Town' and amongst the most sustainable 'first tier' settlements, alongside Warwick, Stratford-upon-Avon, Kenilworth and Whitnash. Further to this, Table 1 demonstrates that only Leamington and Stratford-upon-Avon are relevant to all growth scenarios originally identified in the SWLP Scoping Consultation document (May 2021).
- 3.21 The Settlement Analysis reviews the existing connectivity, landform and density position for Leamington Spa. Land at North Leamington is assessed as 'Area 8' within the mapping for 'Cubbington and North Leamington' which are set out at Appendix 1 of the Settlement Analysis.

3.22 The mapping for 'Cubbington and North Leamington' confirms the following:

- **Connectivity:** The site benefits from a connectivity grade of C, demonstrating connections to at least one secondary street and possible connections to active links and a loop road or cul-de-sac, with barriers which may be overcome. The site's connectivity grade C is the joint best grade of any area around Royal Leamington Spa, with most other areas falling under the poorer connectivity grade D. Specifically, the site benefits from an immediate connection off at least one primary street (Kenilworth Road), a loop road (Vernon Close) and a public footpath.
- **Landform Analysis:** The site benefits from relatively flat topography and no Flood Zone or green infrastructure constraints. Therefore, there are no significant gradients that have the potential to impact on the ability and/or likelihood of using active modes of travel for some trips nor are there areas at risk of flooding which have the potential to impact movement and route options.
- **Local Facilities within 800m:** Local facilities are also located within 800m walking distance of the site, including those relating to retail, jobs and economy; open space, leisure, recreation – well-being; and education.
- **Density:** The existing settlement density adjacent to the site is also characterised as the 'outer suburb', providing between 20 and 40 dwellings per hectare, demonstrating that the development of the Site would align with the densities of the surrounding areas.

3.23 Through the masterplanning exercise set out in the Vision Document (**Appendix 3**) Taylor Wimpey has demonstrated that there will be opportunities to enhance the connectivity scorings once suitable mitigation has been applied. It is considered that ahead of the Preferred Options stage of the SWLP, the settlement analysis should be reviewed to consider the impact on new development – with mitigation applied.

Bus Accessibility Mapping

3.24 The Bus Accessibility Mapping (April 2022) supporting the SA demonstrates that Land North of Leamington is located within 0-15 minutes bus travel time of Royal Leamington Spa, Warwick and Kenilworth. These settlements are all designated as 'Major Towns', defined as locations for major retail and leisure.

3.25 Consequently, the site benefits from direct access within 0-15 minutes bus travel time to essential services and facilities, including employment centres, GPs, dentists and pharmacies, and secondary schools and colleges, and is within 15-30 minutes bus travel time of two hospitals.

Question S4.2: Please add any comments you wish to make about the settlement analysis, indicating clearly which element of the assessment and which settlement(s) you are commenting on

3.26 Taylor Wimpey generally supports the initial findings of the Settlement Design Analysis (January 2023), however the settlement analysis only assesses the existing position, excluding any future enhancements and wider connections, as indicated elsewhere in these representations. It is considered that ahead of the Preferred Options stage of the

SWLP, the settlement analysis should be reviewed to consider the impact on new development – with mitigation applied.

- 3.27 Land North of Leamington is set to provide site-specific mitigation measures as discussed above and within the Vision Document (**Appendix 3**), the Site provides the most suitable opportunity around Royal Leamington Spa, including accessibility improvements such as bus re-routing to enhance the settlement score even further.

Question 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**

- 3.28 A mixed approach, blending all growth options, is recommended in order to appropriately satisfy all of the development needs of South Warwickshire over the Plan period.

- 3.29 Land North of Leamington is identified and assessed favourably across all growth options listed above, and can be delivered appropriately in line with the five overarching principles of the Local Plan, namely, to ensure that South Warwickshire is climate resilient and achieves net-Zero carbon; well-designed and beautiful; healthy, safe, and inclusive; well-connected; and, biodiverse and environmentally resilient. Development of the Site is also supported by the SWLP evidence base including the SA, Settlement Design Analysis and Bus Accessibility Mapping, as set out previously in these representations.

- 3.30 The Site represents a deliverable large-scale opportunity and appropriate strategy for growth, which will significantly support the delivery of predominantly housing and also economic needs throughout the Plan period. The Site also holds the potential to support a range of other uses/supporting facilities to deliver a sustainable community (should there be an evidenced need), and would be complemented by suitable on-site mitigation measures, as set out in the response to Question S4.2 above.

- 3.31 Furthermore, following the analysis undertaken in support of the Local Plan and summarised at **Appendix 4**, Land North of Leamington presents the optimum broad location for growth around Royal Leamington Spa, and amongst the existing settlements across South Warwickshire as a whole. Delivery of the Site will also comprise a wide range of benefits, as set out previously in these representations.

Question S9: Please select the option which is most appropriate for South Warwickshire

- **Option S9a: Save all existing settlement boundaries where these are already defined within the Core Strategy, Local Plan, emerging SAP or an NDP.**

- **Option S9b: Within this Part 1 Plan, review which settlements have boundaries defined and which do not, as well as the extent of any such boundaries.**

- 3.32 Option S9b is the most appropriate option for South Warwickshire as there will undoubtedly be a need to review and alter some existing settlement boundaries to accommodate the housing requirement up to 2050 on land adjoining existing sustainable settlements, including Royal Leamington Spa.
- 3.33 Option S9b is consistent with Paragraph 73 of the NPPF in that it will allow for the supply of large numbers of new homes to be delivered by significant extensions to existing villages and towns *“provided there are well located and designed, and supported by the necessary infrastructure and facilities”*.
- 3.34 This Part 1 Plan should carefully review and re-assess all settlement boundaries to consider the most sustainable pattern for delivering the development needs of South Warwickshire over the Plan period. Inevitably this includes the removal of land from the Green Belt, which currently inhibits some of the most sustainable locations for growth around existing settlements such as Royal Leamington Spa, presenting a strategic matter which must be dealt with as part of this Part 1 Plan.
- 3.35 In line with this approach, Land North of Leamington presents the most sustainable pattern for housing growth and should thus be accommodated accordingly through the respective review of the existing settlement boundary.

Question S10: Please add any comments you wish to make about the development distribution strategy for South Warwickshire

- 3.36 Aligned with our responses set out above, a mix of strategic approaches is needed to deliver the development needs of South Warwickshire. This should include focusing development around existing settlements to ensure suitable future growth, particularly in the most sustainable locations such as Royal Leamington Spa. A review of existing settlement boundaries and Green Belt is needed to accommodate this growth.
- 3.37 Land North of Leamington presents a suitable strategic scale opportunity to significantly deliver South Warwickshire’s housing and employment needs. This will include social, economic and environmental benefits centred around the five design principles for the site, as set out above and in the Vision Document (**Appendix 3**), alongside any appropriate mitigation measures deemed necessary.

Chapter 5: Delivering South Warwickshire’s Economic Needs

Question E11: Please add any comments you wish to make about delivering South Warwickshire’s economic needs

- 3.38 The Housing and Economic Needs Assessment (‘HEDNA’) (November 2022) sets out the economic and employment land needs for Coventry and Warwickshire from 2021 to 2050. In summary, the HEDNA forecasts overall economic growth and significant need for additional employment land to 2050. Overall, a total need for 345.3 hectares of employment land exists in South Warwickshire between 2021-2050 (248.1ha in Stratford District and 97.2ha in Warwick District).

- 3.39 Strategic sites can make a significant contribution and opportunity for delivering these economic and employment land needs, including as part of residential-led mixed use proposals, delivering self-sufficient and sustainable neighbourhoods. This approach towards such mixed-use strategic sites should be taken to assist in delivering the ambitions for employment growth in South Warwickshire.
- 3.40 Specifically, this should be considered through support for strategic mixed-use proposals such as Land North of Leamington. Sites such as Land at North of Leamington can make a notable contribution towards South Warwickshire’s economic needs, in the most sustainable location and where the need would be the greatest, in the immediate vicinity alongside residential development.

Chapter 6: Delivering homes that meet the needs of all our communities

Question 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? Yes | No | Don’t Know

- 3.41 Taylor Wimpey generally supports the proposed trend-based approach using the 2021 census data, which has resulted in an increase of 440 homes per year in comparison with the 2014-based projections.
- 3.42 It will be important that the CWHMA authorities provide the adequate evidence and justification to support deviating from the current, and potentially future, standard method for calculating local housing need.

Question H2.1: What is the best way to significantly increase the supply of affordable housing across South Warwickshire?

- 3.43 Taylor Wimpey considers that there is an opportunity to increase the overall housing requirement for the plan period to help deliver a higher amount of affordable housing.
- 3.44 Table 8.45 of the HEDNA states that WDC and SDC have a combined affordable annual need of 1,386 dwellings per year, this is a significant need and would justify a higher overall housing requirement to ensure that sufficient affordable homes are being provided throughout the plan period.
- 3.45 It is also relevant to note that constraints on the release of land for residential development, and in turn the provision of houses on that land (for sale or as affordable provision), can lead to increased house prices in an area. The SWLP should therefore be focused on creating a policy environment that does not place undue constraints on sites that are allocated, thereby maintaining a supply that will in turn address issues of affordability.

Question 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**

3.46 Whilst a single affordable housing policy for the SWLP should be considered as the most straightforward and universal approach, as set out at Option H2-2a, any policy requirement must allow for suitable viability testing on a site-by-site basis.

Question 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**

3.47 Space standards are not a strategic matter and should therefore be dealt with in any Part 2 Plan. As set out in Paragraph 002 of the NPPG Chapter 'Housing: optional technical standards', any proposed space standards will need to be sufficiently evidenced, to justify a local need for exceeding the minimum standards required by Building Regulations and an optional nationally described space standard.

Question H4.2: Please add any comments you wish to make about the scale of the shortfall from the Birmingham and Black Country HMA that South Warwickshire should accommodate within the South Warwickshire Local Plan

- 3.48 WDC and SDC should accommodate an appropriate proportion of the emerging GBBCHMA housing shortfall to 2040 and, once established, also accommodate an appropriate proportion of the emerging CWHMA housing shortfall.
- 3.49 Taylor Wimpey consider that that the approach to the previous CWHMA shortfall up to 2031 was dealt with successfully through the preparation of a Memorandum of Understanding (MoU) agreed upon by each of the authorities. The MoU agreed the housing need for each authority between 2011 and 2031 and that an unmet need of 17,800 homes arose from Coventry. The MoU agreed how this unmet need was to be split between the seven authorities based on functional relationships, commuting patterns and the balance of jobs. This approach enabled all the LPAs within the CWHMA to progress their Local Plans, with the last plan adopted in June 2019.
- 3.50 In comparison, the approach to date by the GBBCHMA authorities has resulted in a substantial amount of Birmingham City Council's shortfall identified in the 2017 Birmingham Development Plan (BDP) up to 2031, amounting to circa 6,000 homes remaining unaccounted for. Indeed, the current approach has impacted timescales for plan making elsewhere in the GBBCHMA. Since Birmingham's plan was adopted in 2017 only one authority within the GBBCHMA has adopted a plan identifying any housing to meet Birmingham's unmet needs – North Warwickshire in September 2021. The certainty provided by a strategy agreed early on by all authorities will therefore ensure that plan making can continue without delay across the GBBCHMA.
- 3.51 This also needs to be considered in the context of unmet needs from other HMA authorities, including the Black Country. Although the Black Country Plan has now been abandoned, the most recent version of that plan established a shortfall of circa 28,000 homes up to 2039, this shortfall is robustly evidenced through the four councils' Urban Capacity Study Update (December 2019) and tested through the WMCA Brownfield Land Study. This shortfall is based on brownfield delivery and includes Green Belt

release. If there were to be no Green Belt release, the unmet need would total circa 39,000 homes.

3.52 At this stage we do not intend to propose a model for how any unmet needs should be distributed, this is for the SWLP and HMA authorities (both CWHMA and GBBCHMA) to determine in due course, following a number of matters being resolved in the first instance. The Association of Black Country Authorities (ABCA) letter to the wider GBBCHMA authorities on 26 April 2022 sets out a very useful starting point for the GBBCHMA authorities in order to commence preparing a SoCG and it is considered that this approach would be suitable for the CWHMA too:

- **Reviewing the extent of the HMA** in order to understand if it represents the most appropriate geography for considering unmet needs – this is pertinent given plans from outside the HMA (i.e., Shropshire and Stafford Borough) are offering contributions to the GBBCHMA’s unmet needs.
- **Confirm the scale of the housing shortfall across the entire HMA over a period of at least 15 years** to inform the approach to be taken. This needs to consider the **remaining** unmet needs from other authorities, such as the Black Country, as it may be some of the unmet need has already been met by other GBBCHMA Councils.
- **Reviewing the 2018 Growth Study** to understand if it remains appropriate and if there are new growth areas. This is likely to require a new study.
- **Review of governance arrangements** between the GBBCHMA authorities in order to prepare a SoCG (an initial draft of which has been published as part of papers to Bromsgrove’s Full Council).

3.53 Whilst reviewing the 2018 Growth Study would be a useful part of any SoCG evidence base, we are of the view this must be a fresh study that goes beyond the scope of the previous report and, similarly to the CWHMA and LLHMA’s approaches, consider a model for distributing the unmet needs that goes beyond identifying growth areas. This must include detailed analysis and consideration of other models used by other HMA geographies for distributing unmet needs.

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

3.54 The overall contribution to any shortfall should be based on functional relationships, for example with WDC and Coventry, and between Stratford and Birmingham. Once this principle has been determined, growth should then be located in the most sustainable locations within WDC and SDC. It is considered that by virtue of the functional relationships that exist at a strategic level, all key settlements and sustainable growth options will have strong links to the source of this shortfall.

Question 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**

3.55 Setting a requirement or standards for all large-scale sites to deliver an element of custom built homes can cause significant difficulties. Alternatively, custom build plots would be more appropriate to specific smaller scale sites, which can be included in the SWLP Part 2 or as part of neighbourhood planning.

Chapter 7: A climate resilient and net zero Carbon South Warwickshire

Question C3.3: Please add any comments you wish to make about renewable energy generation or carbon sequestration in South Warwickshire

- 3.56 Climate change adaptation and climate change mitigation are core threads of the NPPF via the delivery of sustainable development.
- 3.57 In this context, the five overarching principles of the SWLP are welcomed and supported, in particular those that relate to climate resilience, net zero, biodiversity and environmental resilience in South Warwickshire.
- 3.58 Taylor Wimpey published its Sustainability Supplement and ESG Addendum (2021) 'Building Momentum'¹ which established objectives and targets for climate change, nature, resource consumption and waste generation up to 2030 on new developments.
- 3.59 The Environmental Strategy aligns with the emerging vision, objectives and principles for the SWLP and in summary Taylor Wimpey is committed to the following targets:
- (i) Reduce operational carbon emissions intensity by 36% by 2025 from a 2019 baseline.
 - (ii) Reduce carbon emissions intensity from its supply chain and customer homes by 24% by 2030 from a 2019 baseline.
 - (iii) Increase natural habitat by 10% on new sites from 2023 and include priority wildlife enhancements from 2021.
 - (iv) Cut waste intensity by 15% by 2025 and use more recycled materials.
- 3.60 Taylor Wimpey has formed several partnerships with nature organisations including Hedgehog Street and Buglife to protect and enhance natural habitats in new neighbourhoods.
- 3.61 It is recommended that the site selection process is informed by those strategic sites which can provide climate change adaptation and climate change mitigation as

¹ [Taylor Wimpey Sustainability Supplement and ESG Addendum 2021 F.pdf](#)

referred to in National Planning Practice Guidance (PPG) [Paragraph 003 Reference ID: 6-003-20140612 and Paragraph 007 Reference ID: 6-007-20140306].

Question 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**

3.62 Option C4.1a would ensure that new development complies with the latest national building regulation requirements in respect of achieving net zero carbon.

3.63 Though this compliance with building regulations is not a strategic priority which warrants to be included in SWLP Part 1. The requirement for compliance with such specific national building regulations can be included in the SWLP Part 2, unless it is centrally prescribed by in national development management policies as proposed by the Levelling Up and Regeneration Bill (LURB).

3.64 Instead, at this strategic stage as set out at C3.3, it is recommended that the site selection process is informed by those strategic sites which can provide climate change adaptation and mitigation as referred to in National Planning Practice Guidance (PPG) [Paragraph 003 Reference ID: 6-003-20140612 and Paragraph 007 Reference ID: 6-007-20140306].

Question 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**

3.65 Option C9.1a is the most appropriate option for South Warwickshire and is in accordance with paragraphs 177d and 182b of the NPPF which seek to secure biodiversity net gain via plan-making.

3.66 However, any planning policy requiring new development to incorporate measures to increase biodiversity should be flexible and adhere to the PPG [Paragraph 022 Reference ID: 8-022-20190721] which states, “*biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures*”.

3.67 It is recommended WDC and SDC work with Warwickshire County Council (WCC) to identify 'habitat banks' i.e. areas of enhanced or created habitats which generate biodiversity credits. This will support strategic sites that are unable to deliver net gain wholly on site.

Question C10.2: Please add any comments you wish to make about Climate Change Risk Assessments in South Warwickshire

3.68 Please see response to C3.3, C4.1 and C9.1 above.

Chapter 8: A well-designed and beautiful South Warwickshire

Question D1.1: Do you agree that this is an appropriate range of topics for a strategic design policy?

3.69 High quality design should be at the heart of new development in the SWLP, with well-designed places considering of a range of key factors, contributed to by the place and surrounding environment as a whole. This includes the built form, but also effective and valuable green infrastructure and landscaping, which should be particularly emphasised when considering sites to release from the Green Belt.

Question 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**

3.70 Design guides and codes can be an effective measure for ensuring that new development is in keeping with the existing surrounding environment and character, which is particularly important for South Warwickshire, and contributes to the sense of place.

3.71 Taylor Wimpey strive to create attractive and successful places where their customers will live, grow and thrive - places that will be valued by the community over the coming years and will endure true sustainability. To achieve this, TW design and build with care and integrity and put the customer and the community at the heart of every decision they make.

3.72 The implementation of any design codes should be explored on a site-by-site basis, most aligned with Option D2c. In some instances, TW may choose to prepare design codes on complex, multi-phased sites, particularly when they wish to retain control over the quality of land parcels when sold to other developers.

Question D3: Please select all options which are appropriate for South Warwickshire

- **Option D3a: Include a policy which underlines the relevance and importance of density, but which does not identify an appropriate minimum density or range of densities across South Warwickshire.**
- **Option D3b: Include a policy which specifies a minimum density requirement across South Warwickshire, whilst emphasising that the minimum may be exceeded. This minimum could for example be set at a similar level to the existing policy in Warwick District - i.e. minimum 30d.p.h.**
- **Option D3c: Identify appropriate density ranges for different locations /areas across South Warwickshire and specify these ranges in policy. These ranges could be based upon the prevailing characteristics of existing places.**
- **Option D3d: Identify appropriate density ranges for different locations/areas across South Warwickshire based upon accessibility and potential accessibility of these places.**
- **Option D3e: None of these**

3.73 Option D3d is the most appropriate option for South Warwickshire to ensure an effective and efficient use of land in meeting the need for homes in accordance with paragraphs 119 and 124 of the NPPF.

3.74 Specifically, the paragraph 125 of the NPPF is clear that it is “...*especially important that planning policies and decisions avoid homes being built at low densities*”. It also states the following (underlining for emphasis):

“a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;

b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range.”

3.75 For example, Land North of Leamington is highly accessible to existing services and facilities, adjoining the existing settlement boundary of Royal Leamington Spa. This includes being located alongside the bus route between Royal Leamington Spa and Coventry, and within an accessible distance to Royal Leamington Spa railway station which offers frequent train services to Birmingham, Coventry, Birmingham Airport, Oxford and London - all key destinations and economic hubs for commuters from South Warwickshire.

3.76 Furthermore, paragraph 154 of the NPPF relating to climate change adaptation and mitigation (a key overarching principle of the SWLP) sets out new development should

reduce greenhouse gas emissions via its location. This can be made possible by increasing densities at sustainable locations such as Land North of Leamington, which is highly accessible to ensure a low impact on the environment.

Chapter 10: A well-connected South Warwickshire

Question 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.**

3.77 Taylor Wimpey supports the principles of the 20-minute neighbourhood in the SWLP, including its benefits of boosting local economies, improving people’s health and well-being, increasing social connections in communities and tackling climate change. The principles lend to exemplar place-making and are reflected by Land North of Leamington.

3.78 Taylor Wimpey therefore support Option T1b, though this should not be a policy requirement as the composition and functionality of a neighbourhood is in constant flux.

3.79 Instead, this should refer to and reflect the principles already established in the NPPF, PPG, the National Design Guide, which should inform and guide the SWLP. Whilst the NPPF does not refer directly to 20-minute neighbourhoods, the SWLP will need to be consistent with national policy to enable the delivery of sustainable development – therefore by virtue of the test of soundness, the SWLP will embed the principles of 20-minute neighbourhoods in its strategic and non-strategic policies.

Chapter 12: Plan Content

Question P1.1: Do you agree with the proposed broad content of the Part 1 plan?

3.80 Yes, Taylor Wimpey generally supports the proposed broad content of the Part 1 plan. However, further supporting evidence is required at this stage as set out in the above representations, with greater guidance also required around the definition of strategic sites. The most sustainable and larger scales sites should be considered as the focus for this, particularly Land north of Leamington, promoted by Taylor Wimpey under these representations.

4. Summary and Conclusion

4.1 Taylor Wimpey welcomes the opportunity to further engage with the development of the SWLP and this section summarises and concludes their representations in relation to Land North of Leamington and the issues which need to be addressed to deliver sustainable development in South Warwickshire.

Summary of representations

4.2 Taylor Wimpey considers that, in order to deliver sustainable development, the SWLP should pursue the following options and overriding themes:

- In order to meet the ambitious vision set out in the Issues and Options document, it will be important to **ensure growth is located in the most sustainable locations** and aligns with the vision as closely as possible.
- A **blended spatial strategy is necessary to deliver new homes** in the most sustainable locations, including a mix of all five growth options.
- The **Sustainability Appraisal has not considered all reasonable alternatives**. It is flawed insofar as no justification is provided as to why sites between 500-6,000 homes, which do not fit neatly within any of the specific categories for development, have not been considered. This is particularly relevant for Land North of Leamington, which presents one of if not the most sustainable broad location, on the edge of the most sustainable settlement in South Warwickshire and should be released from the Green Belt for suitable residential-led development.
- A trend-based approach using the 2021 census data should be utilised for calculating local housing need.
- Accommodate an appropriate proportion of the emerging Greater Birmingham and Black Country Housing Market Area and Coventry and Warwickshire Housing Market Area shortfalls in Warwick District and Stratford-on-Avon District.
- Increase the housing requirement to ensure that sufficient affordable homes will be delivered.
- Select strategic sites which can provide climate change adaptation and climate change mitigation.
- Afford flexibility on biodiversity net gain so it can be achieved on-site, off-site or through a combination of on-site and off-site measures.
- Identify appropriate density ranges for different locations/areas based upon accessibility and potential accessibility of these places.
- Include reference to the principles of a 20-minute neighbourhood within a broader overarching policy.

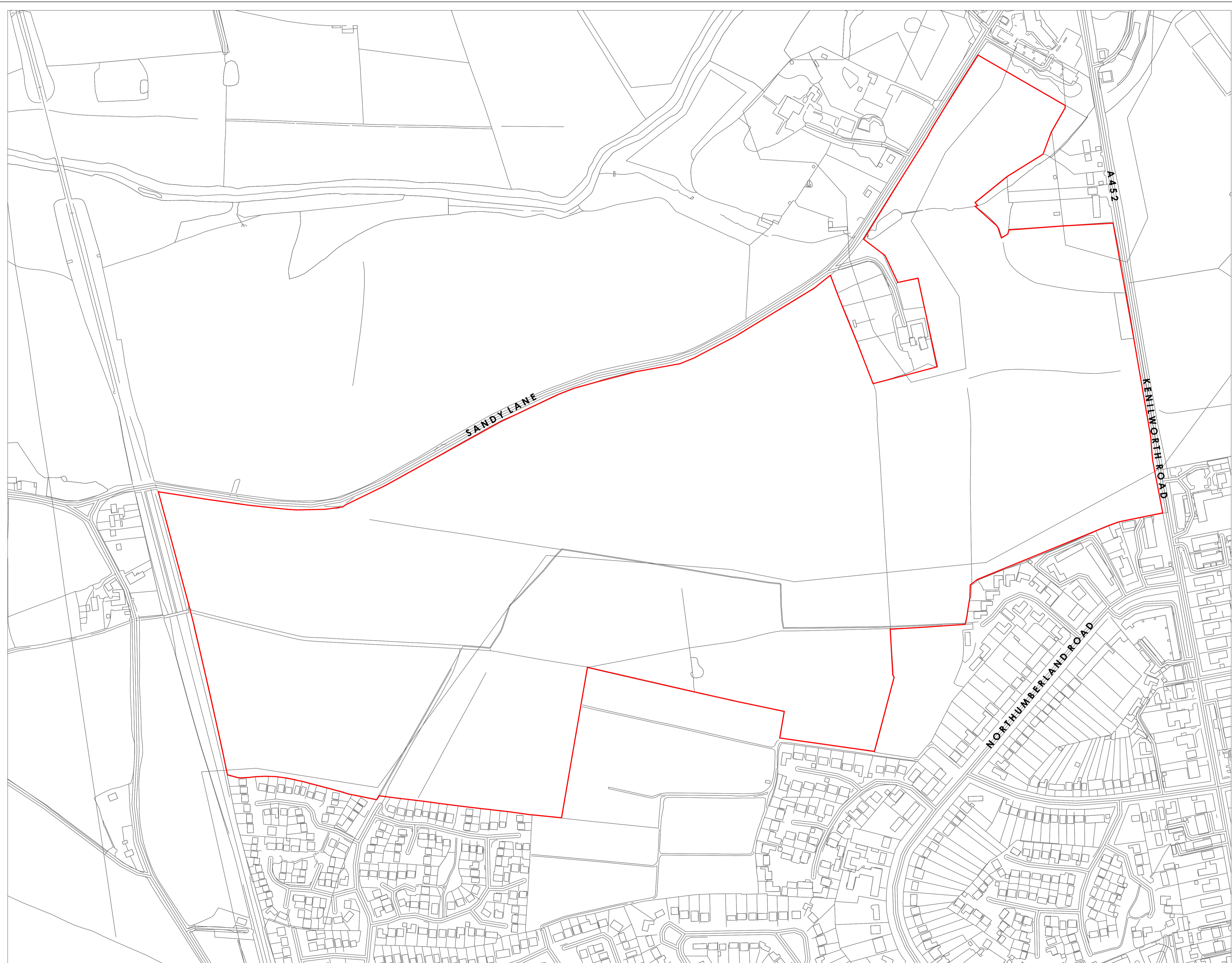
Summary of the Opportunity

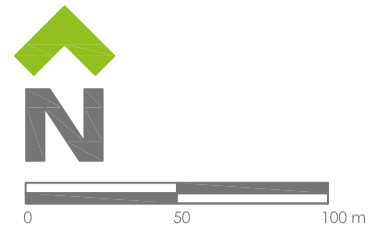
- 4.3 The Concept Masterplan and Vision Document (at **Appendix 2 and 3** respectively) demonstrates how the following could be delivered at the Site:
- Approximately 1,200 new homes (at around 38 dwellings per hectare) designed to accommodate a range of housing with a mix of house types, tenures and sizes to meet identified local needs.
 - Potential provision of a mixed-used community hub/centre and a 2 form entry primary school.
 - Potential Hospital Extension / employment land (2ha) on the north eastern boundary of the site
 - Potential main vehicular, pedestrian and cycle access from Kenilworth Road, with sustainable transport links including bus re-routing into the Site. With secondary access onto Sandy Lane.
 - Opportunities to connect to planned cycle improvements along the Kenilworth Road, providing a connection between Leamington Town Centre and Kenilworth.
 - Potential emergency, cycle and pedestrian access point onto Guys Cliffe Avenue.
- 4.4 Potential to provide approximately 38ha of structural landscape and public open space. The significant public open space can include sports pitches, play provision, allotments, community gardens and sustainable drainage features. Taylor Wimpey would welcome the opportunity to continue to discuss these emerging proposals with WDC and SDC in the near future.

Next steps


- 4.5 Taylor Wimpey trusts these representations, along with the supporting Vision Document (**Appendix 3**) and further appendices, will be analysed to inform the SWLP Preferred Options.
- 4.6 Taylor Wimpey welcomes a meeting and continued dialogue with WDC and SDC to discuss the refinement of the growth options and broad locations for development around Royal Leamington Spa.

Appendix 1: Site Location Plan





 0 50 100 m

 Site Boundary: Aprx. 72.80ha

Rev	Date	By	Description
A	16.06.21	JC	Red Line Boundary update



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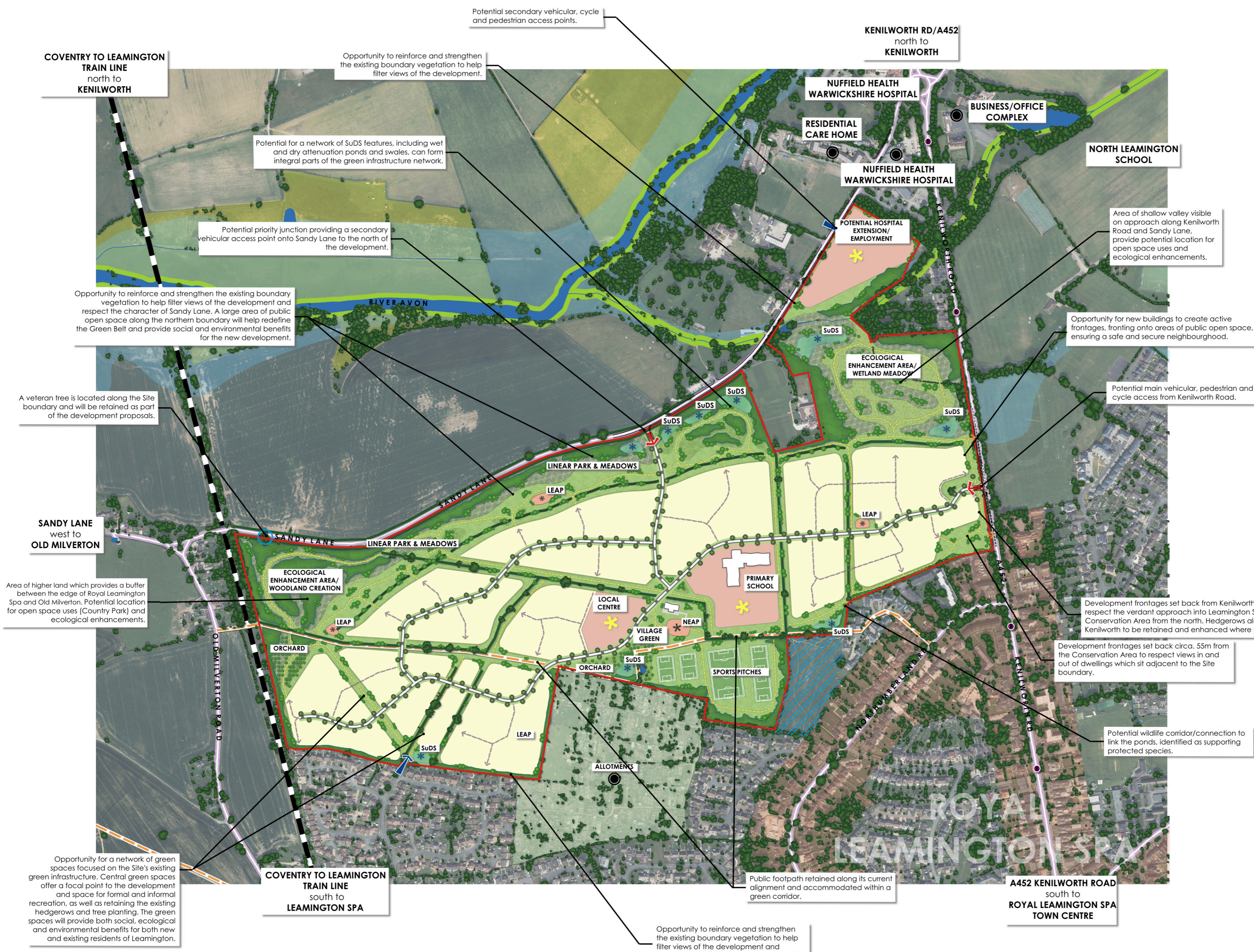
Project Land North of Royal Leamington Spa
Title Red Line Boundary Plan
Client Taylor Wimpey Strategic Land

Scale	1:2500 @ A1	Drawn	JC
Date	March 2020	Checked	RR
Drawing No	CSA/4806/106	Rev	A

Appendix 2: Site Masterplan



- Site Boundary: Aprx. 72.80ha
 - Potential vehicular access points
 - Potential emergency/ped/cycle access points
 - Potential developable area: Aprx. 29.50ha (Up to 1,200 dwellings)
 - Potential Facilities
 - Mixed-use community hub/centre: 1.00ha
 - 2 Form Entry Primary School: 2.20ha
 - Potential public open space
 - Potential location for sports pitches
 - Potential location for children's and teenager's play provision
 - Potential location for sustainable drainage features (SuDS)
 - Potential tree-lined spine streets within the development
 - Potential secondary streets within the development
 - Potential pedestrian and cycle routes
 - Potential pedestrian and cycle links
- INFLUENCES & CONTEXT**
- Existing bus routes/bus stops & vehicular routes
 - Coventry to Leamington Spa railway line
 - Allotments
 - Local Wildlife Site - 28/36 (River Avon) (Warwickshire Biological Records Centre)
 - Ecosite - 70/36 (Warwickshire Biological Records Centre)
 - Potential Local Wildlife Site - 74/36 & 75/36 (Warwickshire Biological Records Centre)
 - Leamington Spa Conservation Area
 - Existing vegetation
 - Veteran tree (Exact location and size subject to Arboriculture survey)
 - Existing watercourses and bodies
 - Extent of Surface water flooding (Source: Gov.uk - Flooding)
 - Existing Public Rights of Way
- SUBJECT TO DRAINAGE, ARBORICULTURAL UTILITIES INPUTS, TOPOGRAPHICAL SURVEY AND FURTHER ECOLOGICAL (BNG INPUTS)



COVENTRY TO LEAMINGTON TRAIN LINE
north to
KENILWORTH

SANDY LANE
west to
OLD MILVERTON

COVENTRY TO LEAMINGTON TRAIN LINE
south to
LEAMINGTON SPA

KENILWORTH RD/A452
north to
KENILWORTH

A452 KENILWORTH ROAD
south to
ROYAL LEAMINGTON SPA TOWN CENTRE

Opportunity to reinforce and strengthen the existing boundary vegetation to help filter views of the development.

Potential for a network of SuDS features, including wet and dry attenuation ponds and swales, can form integral parts of the green infrastructure network.

Potential priority junction providing a secondary vehicular access point onto Sandy Lane to the north of the development.

Opportunity to reinforce and strengthen the existing boundary vegetation to help filter views of the development and respect the character of Sandy Lane. A large area of public open space along the northern boundary will help redefine the Green Belt and provide social and environmental benefits for the new development.

A veteran tree is located along the Site boundary and will be retained as part of the development proposals.

Area of higher land which provides a buffer between the edge of Royal Leamington Spa and Old Milverton. Potential location for open space uses (Country Park) and ecological enhancements.

Opportunity for a network of green spaces focused on the Site's existing green infrastructure. Central green spaces offer a focal point to the development and space for formal and informal recreation, as well as retaining the existing hedgerows and tree planting. The green spaces will provide both social, ecological and environmental benefits for both new and existing residents of Leamington.

Potential secondary vehicular, cycle and pedestrian access points.

Area of shallow valley visible on approach along Kenilworth Road and Sandy Lane, provide potential location for open space uses and ecological enhancements.

Opportunity for new buildings to create active frontages, fronting onto areas of public open space, ensuring a safe and secure neighbourhood.

Potential main vehicular, pedestrian and cycle access from Kenilworth Road.

Development frontages set back from Kenilworth Road to respect the verdant approach into Leamington Spa and the Conservation Area from the north. Hedgerows along Kenilworth to be retained and enhanced where possible.

Development frontages set back circa. 55m from the Conservation Area to respect views in and out of dwellings which sit adjacent to the Site boundary.

Potential wildlife corridor/connection to link the ponds, identified as supporting protected species.

Public footpath retained along its current alignment and accommodated within a green corridor.

Opportunity to reinforce and strengthen the existing boundary vegetation to help filter views of the development and respect the setting of properties along the Site's southern boundary.

Rev	Date	By	Description
B	02.03.23	JC	Amended with client comments
A	28.02.23	JC	Amended with client comments

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Project	Land North of Royal Leamington Spa		
Title	Concept Masterplan		
Client	Taylor Wimpey UK Ltd		
Scale	1:5000 @ A2	Drawn	JC
Date	February 2023	Checked	RR
Drawing No.	CSA/4806/111	Rev	B

Appendix 3: Vision Document

LAND NORTH OF
Royal Leamington Spa

VISION DOCUMENT
MARCH 2023

**Taylor
Wimpey**



LEEK
WOOTON

TRAINLINE
TO
COVENTRY

GREEN BELT

OLD
MILVERTON

THE SITE

A46

A452 Kenilworth Road

Lillington Road

Rugby Road A445

Wiles Road

WARWICK

CONSERVATION
AREA

TRAINLINE
TO
BIRMINGHAM



A445



ROYAL
LEAMINGTON
SPA

A452

Whitnash Road

RIVER AVON



B4087





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Placemaking, Spatial Vision & Planning	5
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Our Vision for 'The Site'	11
Our Placemaking Principles	12
Delivering the Vision	14
<ul style="list-style-type: none"> • Environment & Sustainability • Design • Safety • Connections • Biodiversity 	
How it could look	25
A Community Shaped Approach	27
Appendices	30

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Issue:	Date:	Prepared by:	Authorised by	File reference:
Second Issue	28/02/2023	JC	RR	CSA/4806/03/A
Third Issue	28/02/2023	JC	RR	CSA/4806/03/B
Fourth Issue	02/03/2023	JC	RR	CSA/4806/03/C

**TRAINLINE
 TO
 BANBURY**





Foreword

Taylor Wimpey is pleased to share our vision with you for a new sustainable neighbourhood at Land North of Royal Leamington Spa (The Site), in response to the South Warwickshire Local Plan (SWLP) Part 1 Issues and Options Consultation.

Royal Leamington Spa is identified within each of the five proposed Growth Options (1 to 5) within the SWLP 'Issues and Options' consultation document. This is due to its strategic location within the South Warwickshire area and its potential for growth to meet the SWLP ambitions. The Site provides a natural extension to Royal Leamington Spa. The Site is accessible by walking and cycling to the town centre which comprises a wide range of services, facilities and public transport - including Leamington Spa Railway Station.

The Site provides an opportunity to deliver significant social, environmental and economic benefits. The Site was previously recognised as one of the most sustainable locations for residential growth within Warwick District and was identified for part allocation/ part safeguarding. It benefits from existing public footpaths that could be further enhanced to create a well-connected, high-quality development and could provide new greenspace, cycleways and additional connectivity through a Mobility Hub and potential new bus route serving the new homes and facilities.

We very much look forward to genuine collaboration between the local community, stakeholders and District councils in developing the vision into fully worked up proposals aimed at delivering up to 1,200 new homes for Royal Leamington Spa.





Who will deliver *‘The Site’?*

Taylor Wimpey is proud to be a leading house builder in the UK, building over **13,000 homes** in 2022. **Over 50%** of our homes are sourced through strategic sites and we have dedicated teams that champion their delivery through the local plan system. Along this journey, we are committed to working with **local people** and **authorities** as part of our **placemaking approach** to **sustainable developments**. We want you to be just as proud of the communities we build together as we are.

But as a company, we recognise our world – our home is in trouble. We want to be part of the solution – **working together to minimise the impact we have on climate change**, and protecting our planet for future generations.

We’re committed to challenging, measurable targets based on science, to **reduce our carbon footprint**, as part of our contribution to housing and community needs.

Within our published **Environment Strategy**, Taylor Wimpey’s commitments include:

- **Reducing operational carbon emissions by 36% by 2025.**
- **Reducing emissions from customer homes by 75% by 2030.**
- **To use 100% green electricity for all our new sites.**
- **Reducing our fleet emissions by 50% by 2025.**
- **Ensuring 97% of all construction waste is recycled. Over time, we’re aiming to reach net zero.**
- **Delivering a 10% net gain in biodiversity on all new sites by from 2023.**
- **Enhancing wildlife beyond the 10% calculation by phasing in requirements for all new sites to provide: Hedgehog Highways, Bug Hotels, bat and bird boxes, and all suitable sites having reptile and amphibian hibernation areas.**
- **Provide customers with information on their sites and gardens, so they can fully understand, enjoy and support nature.**

These commitments align with our corporate strategy to ‘Do the right thing’, taking responsibility in a respectful and fair way, to build a better tomorrow we can be proud of. It underpins everything we do, and we look forward to delivering on our promises.

“Our purpose is to build great homes and create thriving communities”



Taylor Wimpey

Working together to build dreams



Respectful and fair



Take responsibility



Better tomorrow



Do the right thing



Be proud

“Our strategy focuses on climate change, nature, resources and waste. We have set ambitious quantitative targets to help drive progress in each area up to 2030.”




Allocate space for nature



Partner with conservation organisations to develop our approach



Integrate wildlife friendly features, like ponds



Landscape our sites with wildlife friendly plants



Include enhancements such as hedgehog highways



Engage customers on nature

Climate change

Defend the planet and our future by playing our part in the global fight to stop climate change.

Key target

Achieve our science-based carbon reduction target:

- Reduce operational carbon emissions intensity by 36% by 2025.
- Reduce carbon emissions intensity from our supply chain and customer homes by 24% by 2030.

Key metric

- Greenhouse gas emissions per 100sqm completed homes (scope 1, 2 and 3) Tonnes CO₂e/100m².

Nature

Improve access to and enable enjoyment of nature for customers and communities by regenerating the natural environment on our developments.

Key target

Increase natural habitats by 10% on new sites from 2023 and include our priority wildlife enhancements from 2021.

Key metrics

- Percentage increase in natural habitats on new sites.
- Percentage of new sites with our priority wildlife enhancements and number of enhancements implemented.



Placemaking, Spatial Vision & Planning

The Site provides a unique opportunity to deliver a high quality, deliverable and viable urban extension to Royal Leamington Spa in a truly sustainable manner.

To help inform how The Site could achieve this and what policy drives these needs, we have reviewed existing and emerging local planning policy, supplementary guidance and strategies, to complement the National Placemaking Principles.

Vision & Strategic Objectives | South Warwickshire in 2050 Issue

Chapter 3 of the South Warwickshire Local Plan Part 1 (Stage 2 Issues and Options Consultation, January 2023) considers the Vision and Objectives of the SWLP. This Vision is the high-level goal that the plan is seeking to achieve, with the guiding principles for how this will be achieved. The objectives provide greater detail around how the Vision will be delivered.

The vision is to meet South Warwickshire's sustainable development needs to 2050, while responding to the climate emergency. The plan will provide homes and jobs, boost and diversify the local economy, and provide appropriate infrastructure, in suitable locations, at the right time.

Five overarching principles will determine how this development is delivered and we have considered these within the Vision for Land North of Royal Leamington Spa.

A climate resilient and Net Zero Carbon South Warwickshire



1. ...Adapting to the effects of climate change and mitigating against its causes, while avoiding any further damage that might arise from development

A well-designed and beautiful South Warwickshire



2. ...Creating spaces where people want to be, which respect and reflect the existing beauty and heritage of the area.

A healthy, safe and inclusive South Warwickshire



3. ...Enabling everyone to enjoy safe and healthy lifestyles with a good quality of life.

A well-connected South Warwickshire



4. ...Ensuring that development is physically and digitally connected, provided in accessible locations, and promotes active travel.

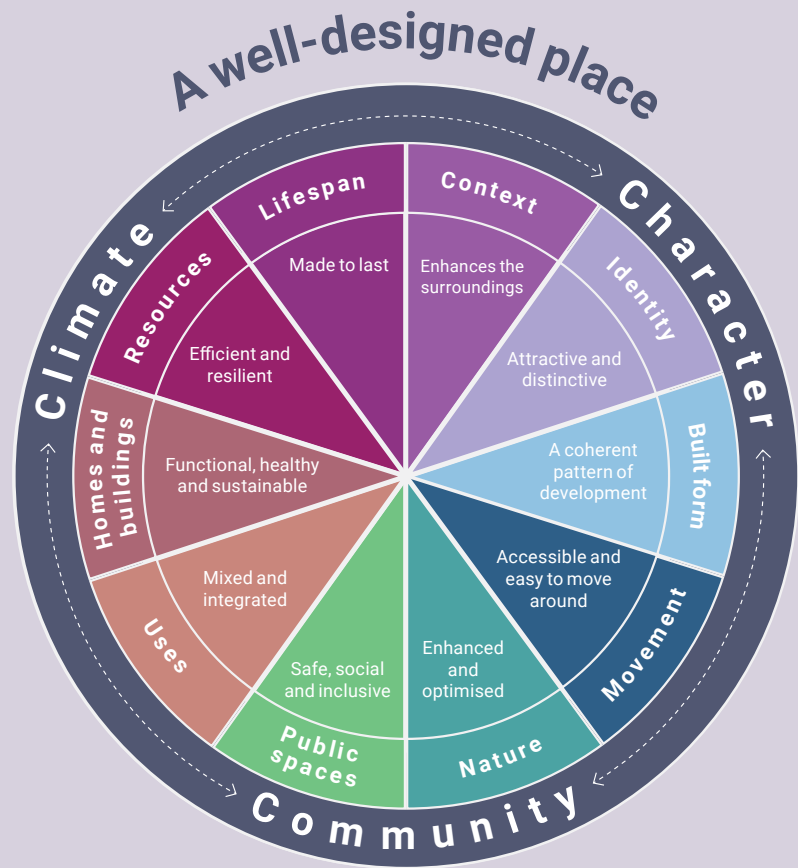
A biodiverse and environmentally resilient South Warwickshire



5. ...Strengthening green and blue infrastructure and achieving a net increase in biodiversity across South Warwickshire.

National Design Guide 2021 and National Model Design Code

The Government published the National Design Guide and National Model Design Code, which the NPPF identifies as providing a framework for creating beautiful and distinctive places. The ten characteristics together enable the creation of a well-designed place which creates character, nurtures and sustains a sense of community, and works positively to address environmental issues.



Context - the attributes of its immediate, local and regional surroundings

Identity - how the buildings, streets, spaces, landscape and infrastructure combine and how people experience them. They have a sense of inclusion and cohesion, and a character that suits the context.

Built form - the pattern and inter-relationship between blocks, streets, buildings and open spaces that creates an attractive place to live, work and visit.

Movement - the patterns of movement, including walking and cycling, access to facilities and employment, the approach to parking and the convenience of public transport

Nature - natural features being integrated into well designed development which contribute to the quality of the place and people's quality of life. They include natural and design landscapes, high quality open spaces, street trees, planting and water.

Public Spaces - the spaces which are open to all and are the setting for movement patterns. They allow for a variety of activities encouraging social interaction, have a hierarchy of space including parks, squares, greens and pocket parks, feel safe and provide planted shading.

Uses - a mix of uses to support everyday activities, including live, work and play, and designed to be inclusive to meet the changing needs of people of different ages and abilities. They bring vibrancy to areas, offer flexibility and ability to adapt as technology changes.

Homes and Buildings - functional, accessible and sustainable homes and buildings that support the health and well-being of their users and those who experience them.

Resources - places that conserve natural resources and are designed to respond to the impacts of climate change, minimising their environmental impact.

Lifespan - places that are made to last and sustain their beauty over the long term, with long term stewardship by those communities established from the earliest stages.



National Planning Policy

The National Planning Policy Framework (NPPF) (July 2021) is primarily of relevance in relation to the Site's Green Belt status. The Green Belt serves five specific purposes (NPPF, paragraph 138) and once established, their boundaries should only be altered in "exceptional circumstances" through the preparation or updating of plans (NPPF, paragraph 139). Any proposals for new Green Belts should be set out in strategic policies (NPPF, paragraph 140).

It is acknowledged that the Government have recently consulted on their proposed changes to NPPF, with the consultation closing on 2 March 2023. However, it should be highlighted that the proposed changes continue to set out that planning for larger scale development, such as major urban extensions, is an exceptional circumstance for releasing land from the Green Belt (paragraph 141, previously paragraph 139).

National Green Belt policies are relevant because ahead of preparing the Preferred Options consultation document, SDC and WDC will need to undertake a detailed review of the Green Belt boundaries within the District.

Warwick District Council Local Plan (2011-2029)

The WDC Local Plan (WDLP) 2011 - 2029 was adopted on 21 September 2017. The Proposals Map confirms that the Site is within the Green Belt (Policy DS18) and is not allocated for residential development.

The Site was promoted through the adopted Local Plan and WDC during the suspension of the examination, identified part of the site for a housing allocation (250 dwellings) and a 'Park and Ride Area of Search'; and the larger part of the site as safeguarded land (circa 1000 dwellings). During the Examination in Public, the Inspector decided that sufficient housing land would be available elsewhere within the District on the edge of the urban areas of Royal Leamington Spa, Warwick and Whitnash which were outside of the Green Belt. The Inspector therefore concluded that exceptional circumstances did not exist for the WDLP to remove any land from the Green Belt and as such, the Site was subsequently removed from the plan.



The emerging proposals, set out in the following pages demonstrates that the Site is defined by clear physical and defensible barriers to the west, north and east in the form of existing development and infrastructure, including residential properties to the south, Kenilworth Road to the east, Old Milverton Lane and Sandy Lane to the north and railway line to the west.



South Warwickshire Local Plan

The SWLP is expected to replace the strategic policies of the existing Stratford-on-Avon Core Strategy and Warwick Local Plan which are due for review. The SWLP will set out a long-term spatial strategy for housing, jobs, infrastructure and climate change for both Districts up to 2050.

Taylor Wimpey engaged with the Scoping and Call for Sites consultation in June 2021, through submitting representations and a call-for-sites form in relation to the site (reference REFID 531). Taylor Wimpey welcome the opportunity to comment on this Issues and Options Consultation and are pleased to see Warwick District Council's (WDC's) and Stratford-on-Avon District Council's (SDC's) continued commitment to preparing a joint Local Plan to develop a combined strategy for South Warwickshire.

The Issues and Options consultation asks a series of questions about what issues the new Local Plan should cover and how such issues may be tackled. It also seeks views on where in South Warwickshire new development should be located and how growth can be accommodated. Royal Leamington Spa is identified within each of the five proposed Growth Options within the SWLP Issues and Options consultation document. This is due to its strategic location within the south Warwickshire area and its potential for growth to meet the SWLP ambitions.

Old Milverton & Blackdown Neighbourhood Plan

The Site is within the Old Milverton & Blackdown Neighbourhood Plan Area. WDC 'designated' the Old Milverton & Blackdown Neighbourhood Plan area on 17 August 2015. However, as set out on the WDC website update in April 2022, Old Milverton & Blackdown Parish Council do not wish to progress their Neighbourhood Plan at present.





What is already here?

Context and Identity

It is important to understand the context, history and cultural characteristics of a Site, its neighbourhood and region, in order for the place to be integrated and grounded in their locality. The identity of the area is also important to making places distinctive, memorable and help people to find their way around.

WIDER SETTING

Recognising its sub-regional context and Site setting, The Site will be a place that:

- Respects and responds to the **strong local vernacular of** Royal Leamington Spa and Old Milverton, exploring ways traditional building materials and styles can be interpreted in a **modern**, forward-looking new neighbourhood.
- Reflect the **character** of the more traditional areas of Royal Leamington Spa and surrounding villages with mainly 2 storey buildings, with taller buildings at the centre of the neighbourhood and along the spine street and in key locations.
- Widespread **new landscaping** to make an important contribution to the character and quality of The Site, the boundary of the **Green Belt** and to also help mitigate and adapt to **climate change**.
- Encourages more **sustainable movement** and commuting options.

- Conservation Area
- Green Belt
- ⋯ National Cycle Routes
- ➡ Vehicular access points
- High frequency bus route
- ➡ Pedestrian/cycle access points
- K2L Cycle Corridor
- ➡ Railway station
- ⋯ Future bus route

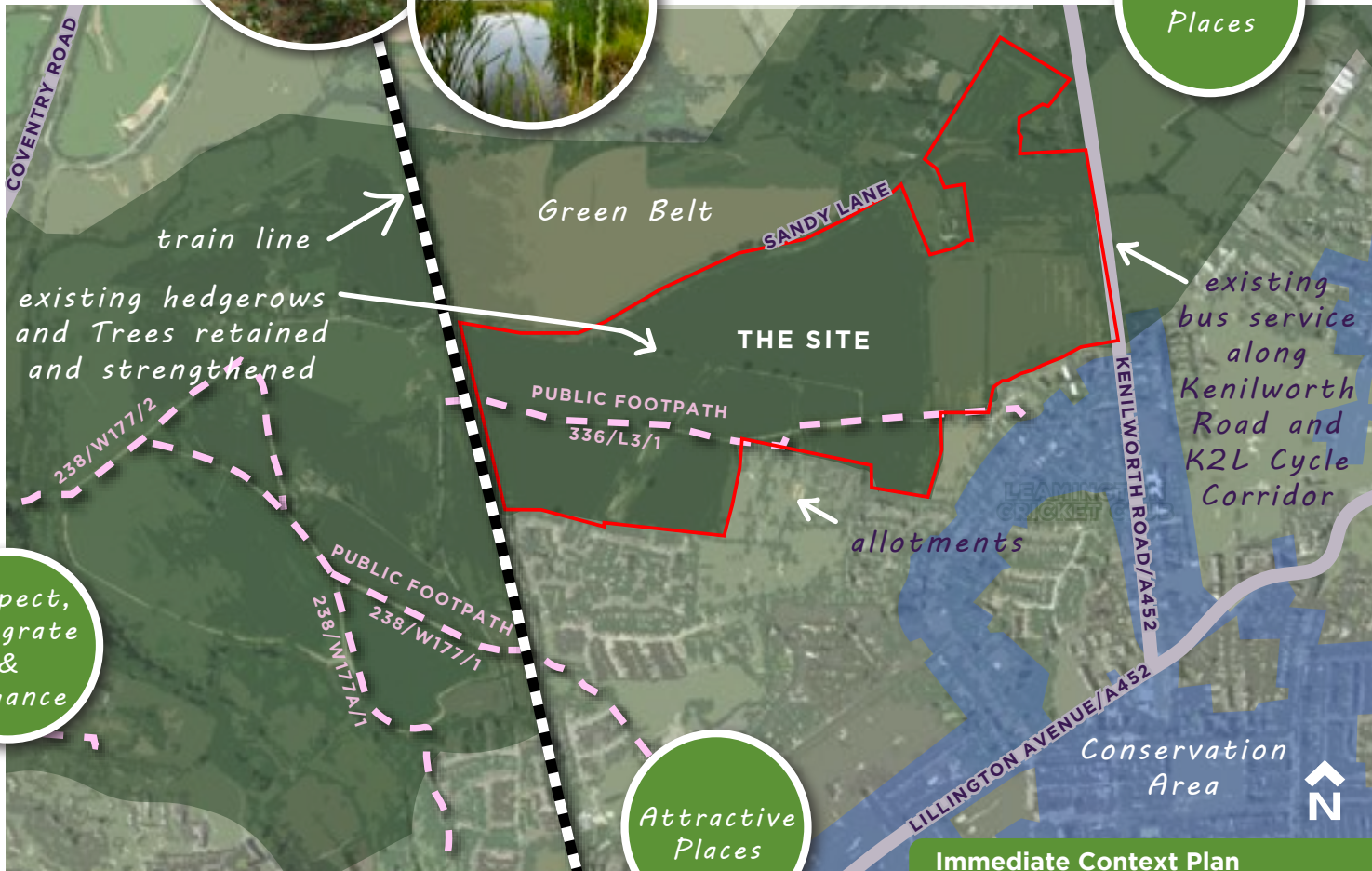
Prioritise pedestrians & cyclists

Wider Context Plan



delivering a new neighbourhood for Royal Leamington Spa

Distinctive Places



Respect, Integrate & Enhance

Attractive Places

IMMEDIATE SETTING

We propose that The Site will be a place that builds upon the Five Pillars of the Vision and Strategic Objectives of the South Warwickshire Local Plan. Within its immediate setting, The Site will take account of and enhance its existing history, heritage and culture, and will:

We will:

- Deliver a **high-quality**, comprehensively-planned extension to Royal Leamington Spa that has **sustainable travel** at its heart, promoting a **'20-minute Neighbourhood'** to new on-site facilities.
- Deliver new development that is **landscape-led** building on the proposed package of sustainable travel improvements.
- Deliver a high quality, **multi-purpose green edge** to Royal Leamington Spa, and in turn redefining the Green Belt boundary.
- An attractive and well-planned **gateway** into the town from the north, when travelling along Kenilworth Road.

- Create a physical environment that promotes a **balanced lifestyle**, a place that supports healthy and sustainable travel choices, and provides opportunities for the **community** to improve their **health** and **well-being**.
- Create high quality, functional **ecological networks** to benefit **biodiversity**, and a variety of safe open green spaces for **recreation** and **leisure**.



Our Vision for *'The Site'*

...ls to work with the Council and the wider community to create a place that:

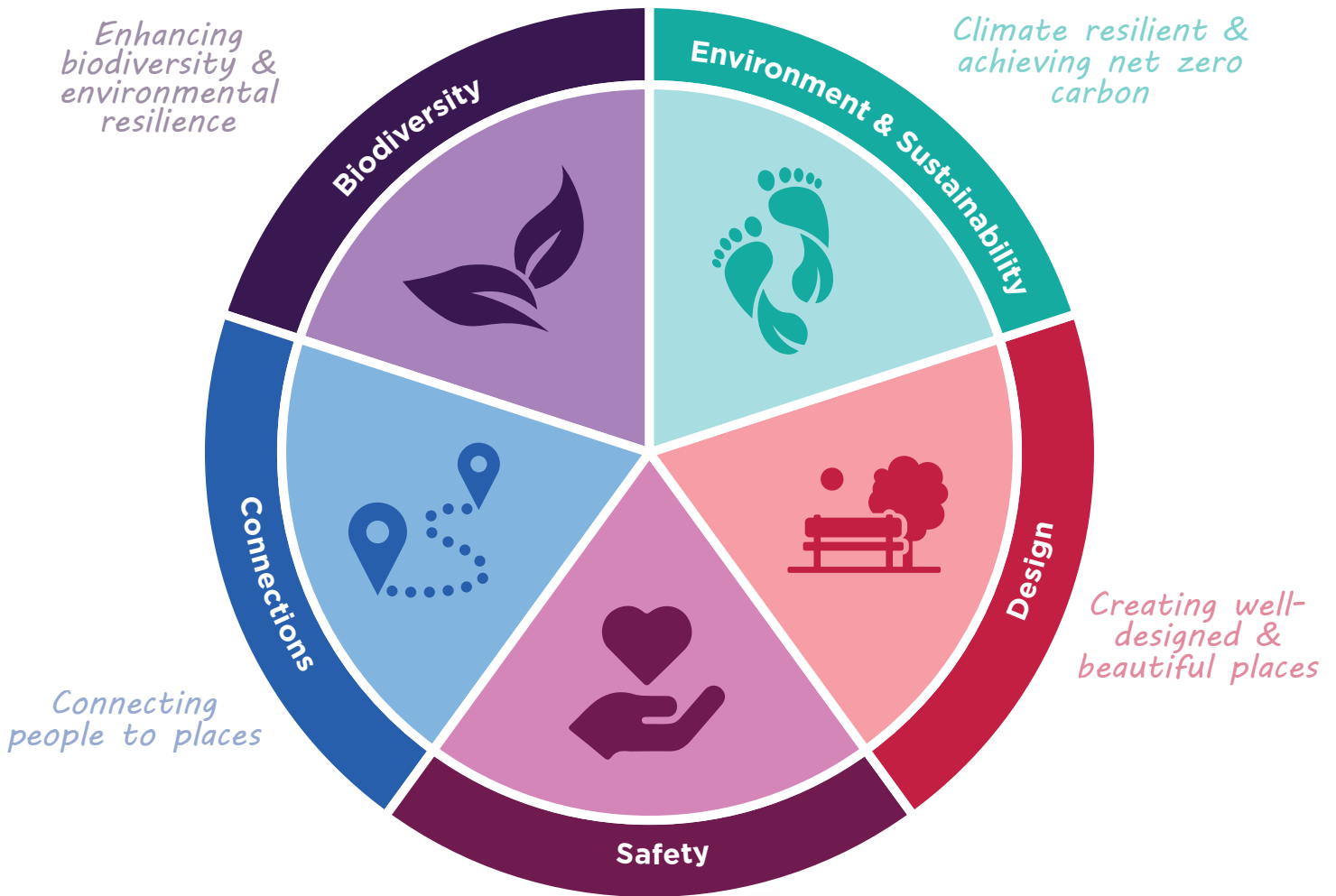
- Respects, integrates with, and enhances the distinctive character of the **natural environment** and **historic assets**;
- Encourages safe and healthy living by **prioritising pedestrians and cyclists** and minimising impacts of traffic with a potential **new bus route**;
- Creates a **supportive and inclusive community** that **maximises choices** for residents to live and work;
- Creates a **resilient and energy-efficient** place that responds to the climate emergency and is future-proofed for future residents;
- Builds upon the concept of a **'20-minute Neighbourhood'** to create homes which are **sustainably** located to new and existing **services** and **facilities**; and
- Provides access to **a range of jobs and services** across healthcare, leisure, and educational uses, that integrates with Royal Leamington Spa, Warwick and beyond.



Our Placemaking Principles

Our placemaking principles are driven by the Vision and Strategic Objectives of the Five Pillars from the South Warwickshire Local Plan and the National Design Guide and Code. These will help deliver the vision for the kind of place The Site could be.

This approach is truly landscape led, by layering the existing and proposed natural assets, and the existing historic context, to identify the sustainable areas for development. It will form a framework plan to develop further conversations with the Council and community.



All our placemaking principles contribute to enhancing health and wellbeing.

Delivering

Our Vision







Environment & Sustainability

It is important to understand how The Site can contribute towards South Warwickshire’s targets for adapting to the effects of climate change and mitigating against its causes, while avoiding any further damage that might arise from such development. Sustainability plays a vital role in achieving this and South Warwickshire’s needs should be taken into account when creating new neighbourhoods

Meeting South Warwickshire’s Sustainable Development Needs, The Site will;

- Provide the **infrastructure** needed to support growth in the right place and at the right time, which will benefit new and existing residents;
- Accommodate the growth in employment opportunities, with the provision of **2.0ha** of land set aside for **new employment space** or an extension to the **hospital**; and
- In recent years; **post-covid pandemic**, there is growing interest in creating **vibrant** and **distinct places** in which most of people’s daily needs can be met within a short walk or cycle. It is considered that The Site will comply with the ‘**20-minute neighbourhood**’ concept, encouraging more **sustainable movement** and commuting options.
- This Site will **deliver homes** that meets the needs of all the District’s communities, including **affordable homes**.

- Existing built development
- Potential Local Wildlife Site
- Conservation Area
- Green Belt
- Local Wildlife Site



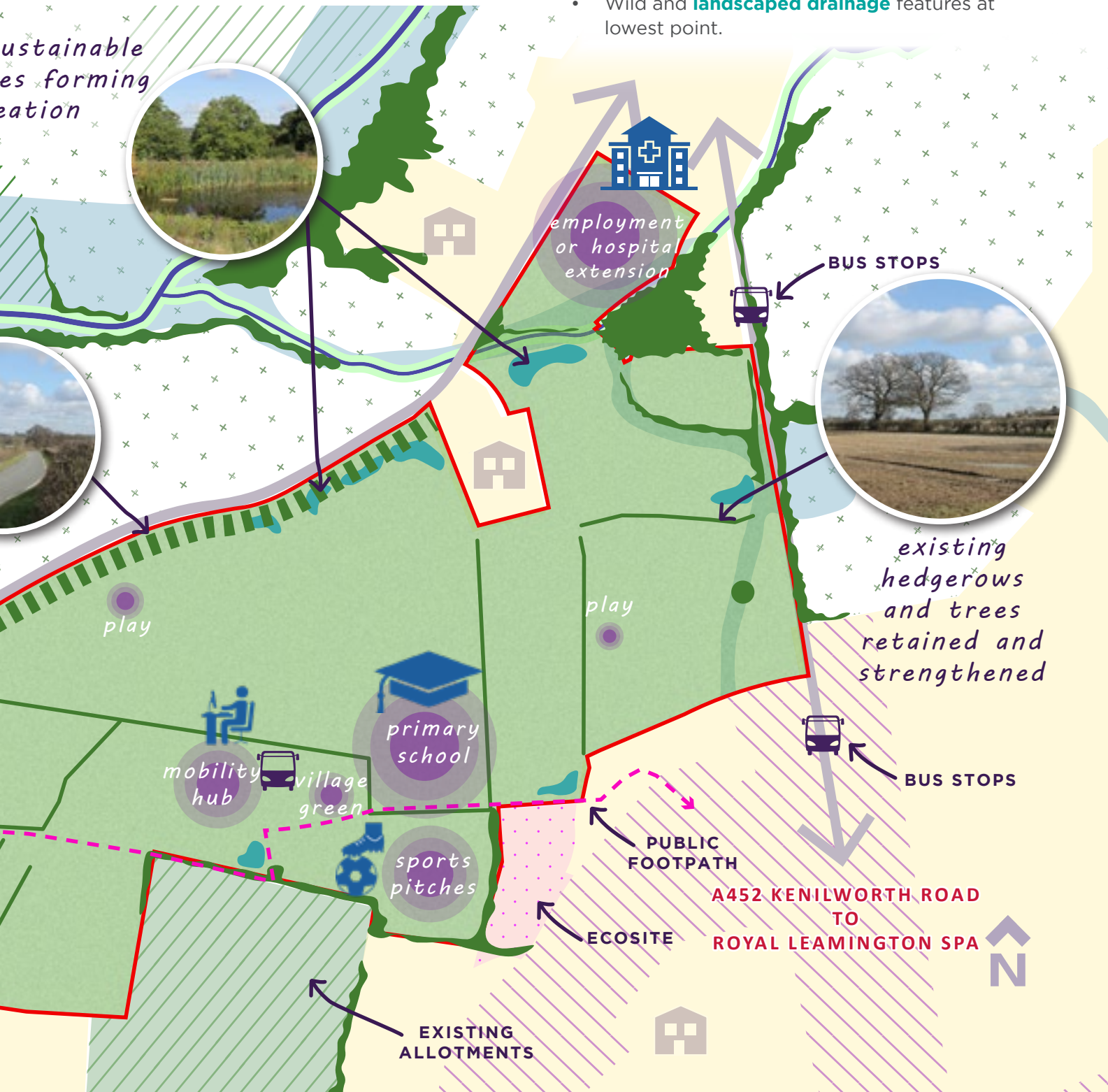
A resilient and Net Zero Carbon South Warwickshire and contributing to Net Zero Carbon targets, (refer to Appendices and CGIs for more information on TW's Sustainable approach)

The Site will:

- Taylor Wimpey are committed to **working together to minimise the impact we have on climate change**, and protecting our planet for future generations, as well as commitment to challenging, measurable targets based on science, to **reduce our carbon footprint**, as part of our contribution to housing and community needs.

The Site's natural assets are the foundations to the proposals and will:

- Integrate **nature** with open spaces to **promote health** and **well-being**.
- Protect the existing **high-quality trees** and **hedgerows**. Bolstering boundaries with new tree planting will help protect and **strengthen** the adjacent **Green Belt**, which is defined by Sandy Lane.
- Retain **key landscape** views in and out of the Site.
- Wild and **landscaped drainage** features at lowest point.



Design

Good Design puts significant emphasis on sustainability, which we've brought together under Design because Taylor Wimpey is already committed to delivering these principles.

Sustainable places have a mix of uses that support future residents in undertaking their everyday activities.

The Site will be a neighbourhood where people want to be, which respect and reflect the existing beauty and heritage of the area

Focusing on the design of new development to create great places, spaces and buildings that are of a high quality and cater for the needs of all users, The Site has the potential to deliver:

- Approximately **1,200 high-quality homes**, in a mix of tenures and sizes, including **affordable** homes.
- Predominantly **2 & 2½ storey** buildings, responding to the local context, including suitable offset to the Conservation Area, with up to 3 storeys within the heart of the site.
- **Mobility hub** with the potential to deliver cycle hire/repair/charging, online pick up and delivery, given the growth in internet shopping, and in the context of emerging from the COVID pandemic, and a **new bus route** and connections.
- Opportunity for a new **primary school**, to meet the growing need for education spaces across the district and to accommodate the expected numbers of young families the neighbourhood would be home to.
- Opportunity for **community space/ local centre**, offering retail space, specialist housing to meet the needs of the elderly, integrated **health care, shared works space** and **cafés**.



The quality of spaces between buildings is as important as the buildings themselves. These spaces, including streets, squares and greenspaces are all used for different purposes which are embodied in their character. They include:

- A series of **pocket parks**, greens, squares and pause areas along movement routes, creating **nodes of activity** and places to meet.
- A hierarchy of **tree-lined streets** that create shade and mitigate rising temperatures based on best practice 'climate resilience' principles.

- A **Linear Park** and **Meadows** would define the Green Belt and create a vast area of open space for **formal** and **informal** recreation opportunities.
- A **Village Green** centred on the Primary School, Mobility Hub, and Public Footpath, will accommodate **sports pitches**, kickabout and **play facilities**, which will form the **heart** of the new neighbourhood.
- Community **orchards** would provide both **social** and **ecological** benefits, bringing nature to the heart of the neighbourhood. Other **ecological enhancements** would be stitched into the fabric of the new public open spaces.





Safety

Improving the health, safety and quality of life is at the heart of the new community.

Creating healthy places for all, which contribute to physical and mental well-being, combat loneliness and isolation, lower levels of pollution, and are free of crime and the fear of crime.

Housing Quality & Accessibility

'Our Sustainability Standards'

Most our new homes are designed to meet the standards in the optional **Nationally Described Space Standard** and the **enhanced level 2** for accessibility in **Part M** of the building regulations (broadly equal to lifetime homes standard). **33** out of **47** of our new standard house type designs will be standards compliant. Our **Build Quality Checklist** and **Construction Quality Review** help us to ensure we construct homes to our required standards. This improves efficiency and reduces waste, to keep bills down and reduce carbon emissions. We have set ambitious targets to reduce these further.

New streets, recreational routes and facilities will be **overlooked** by new homes and well-lit where required to promote **natural surveillance** and a safer community.

Health and well-being:

Our housing range has been rigorously tested with customer workshops and focus groups to maximise **space efficiency**, flexibility and usability by those at different life stages. Outside the home, the elevational design and materials are adapted to integrate into **varied street scenes**.

Our homes are carefully placed to relate to the spaces around them, encouraging **social inclusion** and interaction and a **cohesive neighbourhood** by increasing surveillance, providing usable, attractive gardens and enhancing the relationship with communal spaces through planting, lighting and parking. This ensures streets stay functional, attractive, unique and inviting to lift peoples **physical** and **mental well-being**.



Sustainable, Safe and Accessible Connections



Connections

Patterns of movement and the character of streets and spaces are integral to creating a place that people want to walk, cycle and spend time. As well as providing connections to key facilities and uses, movement corridors can contribute significantly to the character and identity of the place as well as personal health and well-being.

- Prioritise walking and cycling, through well lit, **accessible** and **safe routes**.
- **Primary vehicle** access taken from Kenilworth Road, and Sandy Lane.
- **Climate resilience:** Encourage electric vehicles with charging at homes and in communal parking areas, and promote car clubs.
- Prioritise movement patterns along **green corridors** and **tree lined streets**, for health and well-being and to embed climate resilience.
- **Extend** the **local bus route** through the neighbourhood, connecting into the existing service along Kenilworth Road. **New stops** will be created to serve the **Mobility Hub, Primary School** and Village Green.
- Enhance the existing **Public Footpath** which crosses the Site, by creating a network of **formal** and **informal** recreational routes.
- **Enhance** foot and cycle **connections**, including improvements along Sandy Lane, links into the **K2L Cycle Corridor** and the committed ped/cycle improvements along Kenilworth Road.
- It is considered that The Site will comply with the **'20-minute neighbourhood'** concept, encouraging more **sustainable movement**, and commuting options.



a '20-minute neighbourhood'





Education, Health and Sustainable Travel Options



Biodiversity

Nature not only contributes to the quality of the place, but people’s quality of life. It can improve mental and physical well-being as well as support ecosystems to thrive.

The Site will contribute to a biodiverse and environmentally resilient South Warwickshire by protecting and enhancing environmental assets

Protecting what already exists and maximising opportunities for enhancement including improvements to the green space network through tree planting and other biodiversity initiatives.

- **38.10ha** or **aprx. 52%** of The Site will be designated for amenity green space, parks and gardens and **Natural areas**, including **woodland creation**.
- The high point of The Site in the north west will be home to a new woodland, **ecological enhancements**, and **habitat creation**, enhanced by woodland **wildflower** and **tree planting**. Recreational routes will meander through the woodland creating a varied experience for all.
- The low point of the Site along the brook in the north eastern corner of the Site, has been set aside for a **wetland meadow** creation, further supporting **habitat creation** and a biodiverse neighbourhood
- The **linear meadow** which will form the **Green Belt** boundary has been strengthened by extending the woodland and structural planting along Sandy Lane. Recreational route and mown wildflower meadows will create an **informal asset** for all to enjoy.
- Incorporate bat boxes, bird boxes, bug hotels and other **wildlife habitat**.
- Enhance street furniture to incorporate nature, e.g. living streetlamps.
- Create **Pollinator Projects** - through Buglife.
- **Hedgehog Streets** - to encourage community planting and design of greenspaces.
- Ecological **information boards**, to support interest in nature Integrate existing and create new natural features as a **multifunctional network**.



Supporting Nature and Recreation



natural play elements formed of old trunks can have ecological benefits too



SuDS features would form an integral part of the public open space, as well as providing habitat creation

anced
life
dors

pace

RIVER AVON

LOCAL WILDLIFE SITE

Green Belt Boundary

linear meadow and park

wildlife corridors

village green

orchard

sports

wildlife connection to EcoSite

ECOSITE

EXISTING ALLOTMENTS

natural play

SuDS

wetland meadow creation

SuDS



How it could look...

Land North of

Royal Leamington Spa

Drawing on the placemaking principles and South Warwickshire's Vision and Strategic objectives centred around their Five Pillars underpinning the Local Plan, this initial Masterplan shows how The Site could be brought forward to create a truly sustainable extension to the north of Royal Leamington Spa, creating a community and a place where people want to live.

Taking this forward, we will engage and involve the community, council and stakeholders to evolve the proposals further.

A network of sustainable drainage features forming habitat creation, managing the flow of surface water run-off

a network of green spaces forming wildlife and recreation corridors through the neighbourhood



NEW LANDSCAPING INCLUDING WOODLAND AND HEDGEROW PLANTING WILL REDEFINE THE GREEN BELT AND FILTER VIEWS OF THE NEW HOMES

VEHICULAR ACCESS

VETERAN TREE TO BE RETAINED

SANDY LANE

LINEAR PARK & MEADOWS

SANDY LANE WEST TO OLD MILVERTON

ECOLOGICAL ENHANCEMENT AREA/ WOODLAND CREATION

PLAY

PLAY

LOCAL CENTRE/ MOBILITY HUB

Strengthen existing vegetation along the sites boundaries

ORCHARD



EXISTING POND

SUDS

EMERGENCY VEHICULAR, PED/CYCLE ACCESS

EXISTING ALLOTMENTS

POTENTIAL L WILDLIFE S

RIVER AVON

LOCAL SITE

RESIDENTIAL CARE HOME

NUFFIELD HEATH WARWICKSHIRE HOSPITAL

A452 KENILWORTH ROAD

NORTH TO KENILWORTH

CYCLE/PED IMPROVEMENTS ALONG SANDY LANE

POTENTIAL HOSPITAL EXTENSION/EMPLOYMENT

K2L CYCLE CORRIDOR (WCC COMMITTED PED/ CYCLE IMPROVEMENTS ALONG KENILWORTH ROAD)

LOCAL WILDLIFE SITE

main vehicular access and potential tree lined main street, supporting a new bus route through the neighbourhood

SUDS

ECOLOGICAL ENHANCEMENT AREA/ WETLAND MEADOW

A452 KENILWORTH ROAD

SUDS

SUDS



PLAY

PUBLIC OPEN SPACE TO RESPECT THE SETTING OF THE CONSERVATION AREA

PRIMARY SCHOOL

PUBLIC RIGHT OF WAY

BUS STOPS

PLAY

VILLAGE GREEN

SUDS

K2L CYCLE CORRIDOR (WCC COMMITTED PED/ CYCLE IMPROVEMENTS ALONG KENILWORTH ROAD)

SPORTS PITCHES

NORTHERLAND RD

Sports pitches, pavilion & Play forming a recreation & community hub centred around the Local centre & primary school

EGOSITE



A Community Shaped Approach

We've tried to capture the physical and historical site landscape, identifying existing character to retain and enhance it as the anchor for a new community.

It is important to us that the people who choose to live and work and grow their families at Land North of Royal Leamington Spa have an active part in decision-making from the outset, in the way their community and their town develops and evolves.

The key to a successful place, and more importantly a successful community, is to start a conversation early, and ensure the community is at the heart of the process.



With your help, we can build a community that:

- **Delivers new homes that will be critical to meeting housing need during the stages of the plan period of the SWLP. If the Site were to be released from the Green Belt and allocated for housing, Taylor Wimpey would seek to develop the Site within 15 years from adoption of the plan;**
- **The Site can deliver approximately 1,200 market and affordable housing. The Site is capable of viably delivering an appropriate amount of affordable housing, ensuring that a range of high quality homes is delivered in the Warwick borough and an inclusive mixed community is created at The Site;**
- **Delivers new facilities such as a space for employment or hospital expansion, primary school, mobility hub/local centre, sports pitch provision, and vast amount of recreational opportunities to minimise pressure on existing services, creating a sustainable community extension to the north of Royal Leamington Spa;**
- **Protects and enhances the natural and historic environment, and supports an increase in biodiversity and ecological networks;**
- **Provides new, public access to open spaces rich in biodiversity;**
- **Opportunity to deliver community facilities, based on an evidenced need; and**
- **Provides a network of safe, well lit paths to enhance mental health, well-being and connectivity.**





So let's talk!

CO₂ Net Zero Carbon Ready


“Do you agree with how we’ve captured the National Design Guide influenced principles or SWLP Five Pillars Vision and Strategy? What’s missing? What would you do differently? What can we do better?”

These are some of the questions we want you to consider. We will work with the council, Councillors and the public to influence the making of place to create a neighbourhood you want to be a part of.

 **1,200** new homes in a **‘20 minute neighbourhood’**



We are committed to..

 aprx. **52%** of new public open space & Green Infrastructure

- Early and regular engagement ahead of, and through, the planning process
- Making sure we design a place that includes the facilities and resources you need
- Being open and transparent to build relationships with residents
- Enabling community governance and stewardship

 New **Community facilities, Education & Recreation**

 aim to achieve at least **10%** Net Gain

Approach to Engagement

To take the vision forward, we aim to work with planning officers through a Planning Performance Agreement to establish policy parameters, and bring the public in to help design the site within that context. This may be best served by a series of all-day consultation events to discuss and sketch ideas, and we are happy to be led by the Council on the level of engagement required.

 Up to **2900** new residents

 **Mobility hub/ Local Centre**



Appendices





Taylor Wimpey | Sustainability

The delivery of Land North of Royal Leamington Spa as a sustainable residential led development will be dependent on creating a developable and market facing masterplan.

Sustainability will be at the heart of the development in terms of how the dwellings are to be constructed and how these will respond to the ever increasing and rigorous environmental and sustainability requirements being introduced by Government and implemented through Building Regulations.

TW are at the forefront of this and have been actively looking at how they can respond to the challenges posed by climate change by creating a greener, healthier future for their customers, colleagues and communities. As part of this, TW are committed to cutting down their own environmental footprint, reducing emissions and waste, conserving precious resources and regenerating the natural environment on their developments. Furthermore, as a company they are seeking a science-based carbon reduction target that will ensure they align our progress with the international Paris Climate Agreement.

TW will engage their supply chain, influencing positive change beyond the business and reducing the significant environmental impacts associated with the goods and services that it buys. Purchasers are wanting to live more sustainably so they are seeking to make the changes to their homes and developments that will enable their customers to achieve their aspiration of a greener and healthier lifestyle.

Notwithstanding the overall objective of addressing climate change and developing even more sustainable houses, TW are looking ahead to how it can achieve the 2025 Future Homes Standard which new dwellings here will need to achieve.

The graphics opposite highlight the key design measures and technologies that TW will seek to incorporate within the fabric of their dwellings in order to achieve the Future Homes Standard.



CGI 1 is intended to support the successful delivery of our Environment Strategy, which will be delivered on our developments and homes.



CGI 2 reflects TW's understanding at this time based on information available currently, these images and the fabric and technological improvements are subject to change when the government FEES and Overheating consultation are published and the SAP software is finalised in Spring 2022.

CGI 2 | 2021 Building Regulations Compliant Home.



CGI 3 'The 2025 FHS Render' illustrates the variety of fabric and technological enhancements TW believe will be necessary for their House Type range to meet the FHS 2025.

This provides some insight to some of the changes TW are anticipating.

CGI 3 | 2025 Future Homes Standard Home.



CGI 4 is intended to support the successful delivery of TW's Environment Strategy, which will be delivered on TW's developments and homes.

CGI 4 | TW Nature Interventions by 2023.



Turley

CSA
environmental

 **DTA**
Transport Planning Consultants

LAND NORTH OF
ROYAL LEAMINGTON SPA

	B.11 Royal Leamington Spa East	B.12 Royal Leamington Spa Northeast	B.13 Royal Leamington Spa Northwest	B.14 Royal Leamington Spa South	B.15 Royal Leamington Spa Southeast	B.16 Royal Leamington Spa Southwest
LGS	0 (-)	0 (-)	- (A)	0 (-)	0 (-)	0 (-)
Priority Habitats	0 (-)	0 (-)	- (A/M)	- (A/M)	- (A/M)	- (A/M)
4: Landscape						
National Landscapes/AONBs	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)
Landscape Character	- (M)	- (M)	- (M)	- (M)	- (M)	- (M)
Landscape Sensitivity	Information not available	Information not available	Information not available	Information not available	Information not available	Information not available
Special Landscape Areas	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)
Country Parks	- (M)	0 (-)	0 (-)	0 (-)	-- (A)	0 (-)
Views for PRow Users	- (M)	- (M)	- (M)	- (M)	- (M)	- (M)
Coalescence	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)
5: Cultural Heritage						
Grade I Listed Building	0 (-)	0 (-)	0 (-)	- (M)	0 (-)	0 (-)
Grade II* Listed Building	- (M)	0 (-)	0 (-)	0 (-)	- (M)	0 (-)
Grade II Listed Building	- (M)	0 (-)	- (M)	-- (A/M)	-- (A/M)	-- (A/M)
Registered Park and Gardens	0 (-)	- (M)	- (M)	-- (A)	- (M)	- (M)
Conservation Area	0 (-)	0 (-)	- (M)	- (M)	- (M)	- (M)
Scheduled Monument	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)
6: Pollution						
AQMA	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)
Main Road	0 (-)	- (A/M)	- (A/M)	0 (-)	- (A/M)	- (A/M)
Railway Line	0 (-)	0 (-)	- (A/M)	- (M)	0 (-)	0 (-)
Watercourses	- (M)	0 (-)	- (M)	- (M)	- (M)	- (M)

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