

# GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

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JGJ/jr

18 July 2012

The Planning Policy Department  
Warwick District Council  
Riverside House  
Milverton Hill  
Leamington Spa  
CV32 5QH

Dear Sirs

## Warwick District Council Preferred Options Consultation

We act on behalf of the owners of that land shown edged in red upon the enclosed plan, this being situated within the south-eastern quadrant of the A47/A46 interchange at the very northern extreme of your Council area.

We are enclosing a copy of our previous SHLAA submission and would ask that this matter is taken into consideration once again particularly bearing in mind the airport redevelopment proposals.

Upon the Preferred Options proposal map an area around Coventry Airport has been identified as the Coventry and Warwickshire gateway however in the opinion of our clients their land is an important and essential element of any such development and as a consequence, we would propose that the area identified for the Gateway Project should include the area of our client's land which as you know is to be subject to significant highway improvements in years to come.

Yours faithfully



**J G JACOBS FRICS**

Encs:



LAND AGENTS, AUCTIONEERS, SURVEYORS, VALUERS, ESTATE AGENTS, PLANNING & COMMERCIAL PROPERTY CONSULTANTS

Also at 25 High Street, Warwick, CV34 4BB Telephone: 01926 492511 Fax: 01926 410391 email: warwick@godfrey-payton.co.uk  
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## Response to consultation

### Warwick District Council Strategic Housing Land Availability Assessment

April 2008

Submitted by Godfrey Payton  
Re land at  
A45/A46 junction Baginton.



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## Warwick District Strategic Housing Land Availability Assessment

Office Use Only

Warwick District Council is carrying out an Assessment of sites in the District which may be suitable for housing development over the next 20 years.

Owners, developers and other interested parties are invited to submit details of sites with potential for housing to the Council for an initial assessment. The results of the Assessment will be used as technical evidence when the Council considers which sites to allocate in the emerging Core Strategy. **The Assessment itself will not determine which sites should be allocated.**

### What sites can be included?

- Land and buildings within the urban areas of Warwick, Leamington Spa, Whitnash and Kenilworth
- Sites adjacent to Warwick, Leamington, Whitnash and Kenilworth
- Sites adjacent to the edge of Coventry but in Warwick District
- Sites within and adjacent to the built-up areas of those villages with a reasonable level of services and public transport to the towns
- Potential rural exception sites i.e. small sites for affordable housing within or immediately adjacent to rural settlements (settlement should have at least one facility e.g. shop, pub, school, village hall)

### What sites cannot be included?

- Small sites not capable of accommodating 5 or more units
- Sites including Sites of Special Scientific Interest, Ancient Woodlands & Ancient Monuments
- Sites allocated for employment in the adopted Warwick District Local Plan Policy SSP1

Should you have any queries on the completion of this form, or the inclusion of sites, please contact the Planning Policy Section on 01926 456330.

Please complete the following form and submit it to the Council by **Friday 28th March 2008**. (Planning Policy, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH). This form is also available on our web site [www.warwickdc.gov.uk/shlaa](http://www.warwickdc.gov.uk/shlaa)

<b>Your Details</b> <i>(Personal details will remain confidential)</i>			
<b>Name</b>	Jim Jacobs FRICS		
<b>Company (if applicable)</b>	Godfrey-Payton		
<b>Address</b>	149 St Marys Road Market Harborough Leicestershire		
<b>Post Code</b>	LE16 7DZ	<b>Telephone</b>	01858 462467
<b>Email Address</b>	jim@godfrey-payton.co.uk		
<b>Are you (please tick)</b>	<b>Landowner</b>		<b>Developer</b>
	Agent	X	Planning Consultant
	RSL		Other
If other, please specify:			

<b>Site Details</b> (Site information will be in the public domain)				
<b>Site Address</b>	Land at the A45 / A46 junction			
<b>Site Area (hectares)</b>	13.5 Ha	<b>Current Use/s</b>	derelict	
<b>**Please enclose a 1:1250 site plan, showing the boundaries of the site, with this form**</b>				
<b>Has the site been the subject of a planning application/ pre-application discussions?</b>			<b>Yes</b>	<b>No</b>
			x	
If yes, please give details: Previous planning history with approval for a garden centre having been lost on appeal in the 1980's				
<b>Is the site affected by any of the following constraints? If yes, please give details</b>				
Physical Constraints (e.g. steep slopes, pylons, access difficulties)		Environmental Constraints (e.g. SSSI, protected trees, flood risk, contamination)		
		DP4 & DP10.		
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)		Planning Policy (e.g. Green Belt, Areas of Restraint)		
DP4 nearby		RAP 1-16		
Site currently still in use/ Ownership Constraints		Any other constraints?		
What measures would be needed to overcome the above constraints?				
Careful attention to site and house design.				
<b>What do you consider to be the capacity of the site in terms of numbers of dwellings? (See below)</b>				250
In estimating this, you should take into account the following:				
<ul style="list-style-type: none"> <li>• the mix of housing (Local Plan Policy SC1 and DC Advice Note on Achieving a Mix of Housing)</li> <li>• affordable housing (Local Plan Policies SC11 and RAP4 and SPD Affordable housing)</li> <li>• parking standards (Local Plan Policy DP8 and SPD Parking Standards)</li> <li>• density policies (PPS 3 and Local Plan Policy DP5)</li> <li>• character, density &amp; height of adjoining development</li> </ul>				
<b>Do you consider the site to be more suitable for a mix of uses, including housing?</b>			<b>Yes</b>	<b>No</b>
			x	
If yes, what other uses do you think would be appropriate? This is a very prominent site that may also have potential for commercial and leisure uses				
<b>Please provide a best estimate of the earliest possible year (e.g. 2010/11) for start and completion on site of the housing development .</b>				
<b>Earliest Start Year</b>	2011	<b>Earliest Completion Year</b>	2012	
Please note that any <b>site information</b> supplied on this form will be public information. However, if you require your site address to remain confidential please let us know in writing with reasons.				

## **Supporting Submission** **Land at the A46 / A45 junction**

### **Ownership and Availability**

The land is owned by The P Gregory-Hood Childrens Settlement for whom Godfrey-Payton act as planning consultants.

Clients have confirmed that if the land that is the subject of this submission is allocated for development they would act proactively in bringing the land forward for development.

### **Site Description and Surrounding Area**

The land comprises an area of derelict land in the south-eastern quadrant of the junction of the A45 Stonebridge Highway and the A46 Coventry to Warwick road.

To the north and west the site abuts areas of dense residential and commercial development whilst to the south there is an area of open land beyond which is situated Baginton village. To the east there are areas of open land but this soon runs in to the dense and intense industrial and commercial development associated with Coventry airport.

### **Justification**

#### **Regional Spatial Strategy**

This proposal has been prepared and is submitted having regard to the overarching regional planning policies and the effect of the development numbers currently being identified within the Regional Spatial Strategy proposals.

It is felt that the planning authority will need to identify significant additional areas for development within the Local Development Framework plan period and that a significant proportion of new development will need to be allocated upon urban fringe sites such as that referred to within this submission.

#### **Affordable Housing**

The site is likely to fall within the provisions of the current affordable housing policies and as such we would expect affordable housing to be provided as part of the development in line with emerging plan policies.

### Sustainability

Government policy encourages local planning authorities to focus development close to regional and local transport modes whilst at the same time seeking to minimise travel-to-work distances.

Guidance also directs that wherever possible new development should be identified having regard to accessibility to services by all and the effect that development will have in assisting area regeneration and economic prosperity.

The development potential of this site is likely to be seen as a mixed use site with some degree of residential but also some degree of commercial or leisure uses; this having regard to the location and prominence of the site

The development of this site will be seen to meet many of the defined sustainability criteria in providing development adjacent to existing serviced development with good access to transport links.

### Access

When the grade separated junction was constructed adjacent to the site provision was made within the design to provide an access road into the property, at that time intended as a link road. Although some highway improvements have been undertaken subsequent to this it will still be possible to provide access to the site.

### Services

There is no reason to believe that the property could not be served by a full range of services and utilities.

### **Development Yield**

The total site area extends to approximately 13.5 hectares.

In our opinion the site will be capable of supporting a mix of uses and house types to include a significant degree of affordable housing.

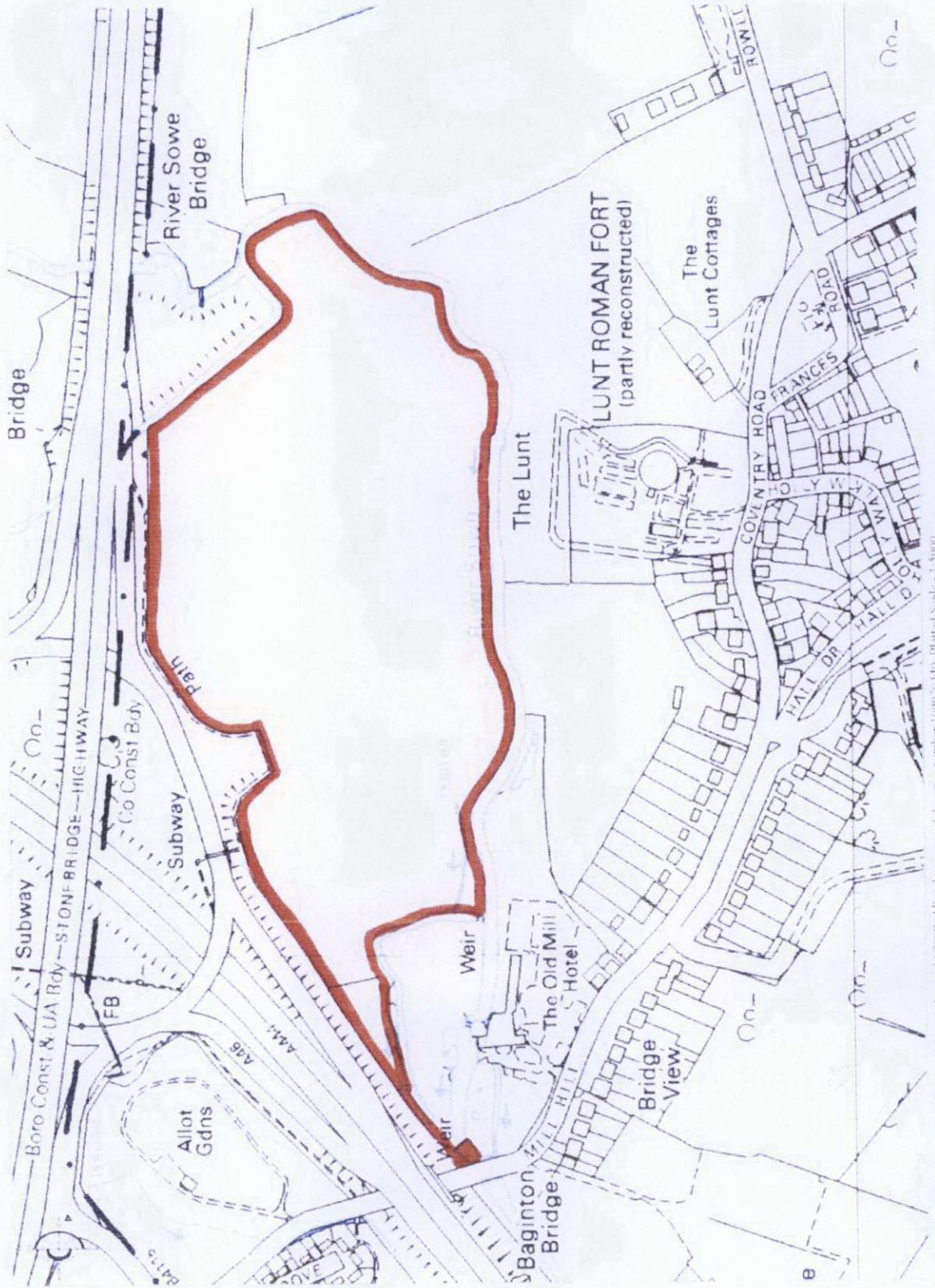
We would expect the residential element of the site to be capable of being developed at a density in line with present date government guidance.

Having regard to the above, the site may be capable of producing a yield of approximately 250 housing units.

Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph

Land at Baginton



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Godfrey Payton  
Chartered Surveyors  
Scale 1:5000



**WDC.SHLAA.**

**Site Photographs**



**Aerial Photograph**

