

GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

J.G. JACOBS FR.I.C.S.
C.S. NORTHCOTE-GREEN FR.I.C.S. F.A.A.V.
R.J.K. MORTON FR.I.C.S. F.A.A.V.
P.A. BRITTEN B.Sc. FR.I.C.S.
G.E. WILSON B.Sc. M.R.I.C.S. F.A.A.V.
M.F.H. WHITE M.R.I.C.S. F.A.A.V.

T.C. CARSBURG B.Sc. M.R.I.C.S.
R J RAYSON BSc. (HONS) M.R.I.C.S. F.A.A.V.

RESPONDANT:-6464
AGENT:- 6450

149 St Mary's Road
Market Harborough
Leicestershire LE16 7DZ

Telephone: 01858 462467

facsimile: 01858 431898
harborough@godfrey-payton.co.uk
www.godfrey-payton.co.uk

JGJ/jrr

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 James Bree Estate and write to express our client's general support for the Preferred Option Policy which includes provision for limited development within the Category 1 and Category 2 villages.

Our clients have previously submitted planning representations and now enclose further copies and would ask that these are taken into consideration when assessing suitable sites for potential development capacity within the village areas.

The enclosed documents refer to:

1. Land at Shrewley

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
Old Bablake, Hill street, Coventry, CV1 4AN Telephone: 024 7622 6684 Fax: 024 7655 1651 email: coventry@godfrey-payton.co.uk

GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

R.B.K. DYOTT D.L. FR.I.C.S.
J.G. JACOBS FR.I.C.S.
C.S. NORTHCOTE-GREEN FR.I.C.S. F.A.A.V.
R.J.K. MORTON FR.I.C.S. F.A.A.V.
P.A. BRITTEN B.Sc. FR.I.C.S.
G.E. WILSON B.Sc. M.R.I.C.S. F.A.A.V.

J.R. PALFREYMAN B.Sc. M.R.I.C.S.
T.C. CARBERG B.Sc. M.R.I.C.S.
M.F.H. WHITE M.R.I.C.S. F.A.A.V.
J.W. TITCOMBE B.Sc. DipSurv

149 St Mary's Road
Market Harborough
Leicestershire LE16 7DZ

Telephone: 01858 462467

facsimile: 01858 431898
harborough@godfrey-payton.co.uk
www.godfrey-payton.co.uk

Response to consultation

Warwick District Council Strategic Housing Land Availability Assessment

April 2008

Submitted by Godfrey Payton
Re land at
Shrewley



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
Old Bablake, Hill street, Coventry, CV1 4AN Telephone: 024 7622 6684 Fax: 024 7655 1651 email: coventry@godfrey-payton.co.uk



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)

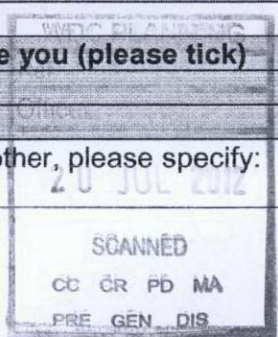
What sites cannot be included?

- 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

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



Site Details (Site information will be in the public domain)				
Site Address	Land at The Gatehouse. Shrewley			
Site Area (hectares)	0.6 Ha	Current Use/s	Agriculture	
Please enclose a 1:1250 site plan, showing the boundaries of the site, with this form				
Has the site been the subject of a planning application/ pre-application discussions?			Yes	No X
If yes, please give details:				
Is the site affected by any of the following constraints? If yes, please give details				
Physical Constraints (e.g. steep slopes, pylons, access difficulties)		Environmental Constraints (e.g. SSSI, protected trees, flood risk, contamination)		
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)		Planning Policy (e.g. Green Belt, Areas of Restraint) DAP1, RAP1 & DAP3		
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.				
What do you consider to be the capacity of the site in terms of numbers of dwellings? (See below)				8 -10
In estimating this, you should take into account the following: <ul style="list-style-type: none"> • the mix of housing (Local Plan Policy SC1 and DC Advice Note on Achieving a Mix of Housing) • affordable housing (Local Plan Policies SC11 and RAP4 and SPD Affordable housing) • parking standards (Local Plan Policy DP8 and SPD Parking Standards) • density policies (PPS 3 and Local Plan Policy DP5) • character, density & height of adjoining development 				
Do you consider the site to be more suitable for a mix of uses, including housing?			Yes	No X
If yes, what other uses do you think would be appropriate?				
Please provide a best estimate of the earliest possible year (e.g. 2010/11) for start and completion on site of the housing development .				
Earliest Start Year	2009	Earliest Completion Year	2010	
Please note that any site information 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 Shrewley**

Ownership and Availability

The land is owned by The James Bree Estate 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 property is situated adjacent to the south-western extreme of Shrewley village and comprises the remaining undeveloped frontage to Shrewley Main Street up to the railway cutting.

Consequently the development of the areas identified should be seen to be the logical infilling of an otherwise built highway frontage with the railway line providing a secure boundary against further development.

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 settlement 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 of this site would assist in providing economic support to the existing rurally based services whilst being close to the larger settlement of Warwick.

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

Access to both sites would be directly off the existing main road upon which adequate vision splays exist in compliance with current County Highway standards.

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 0.6 hectares.

In our opinion the site will be capable of supporting a mix of house types to include some affordable housing.

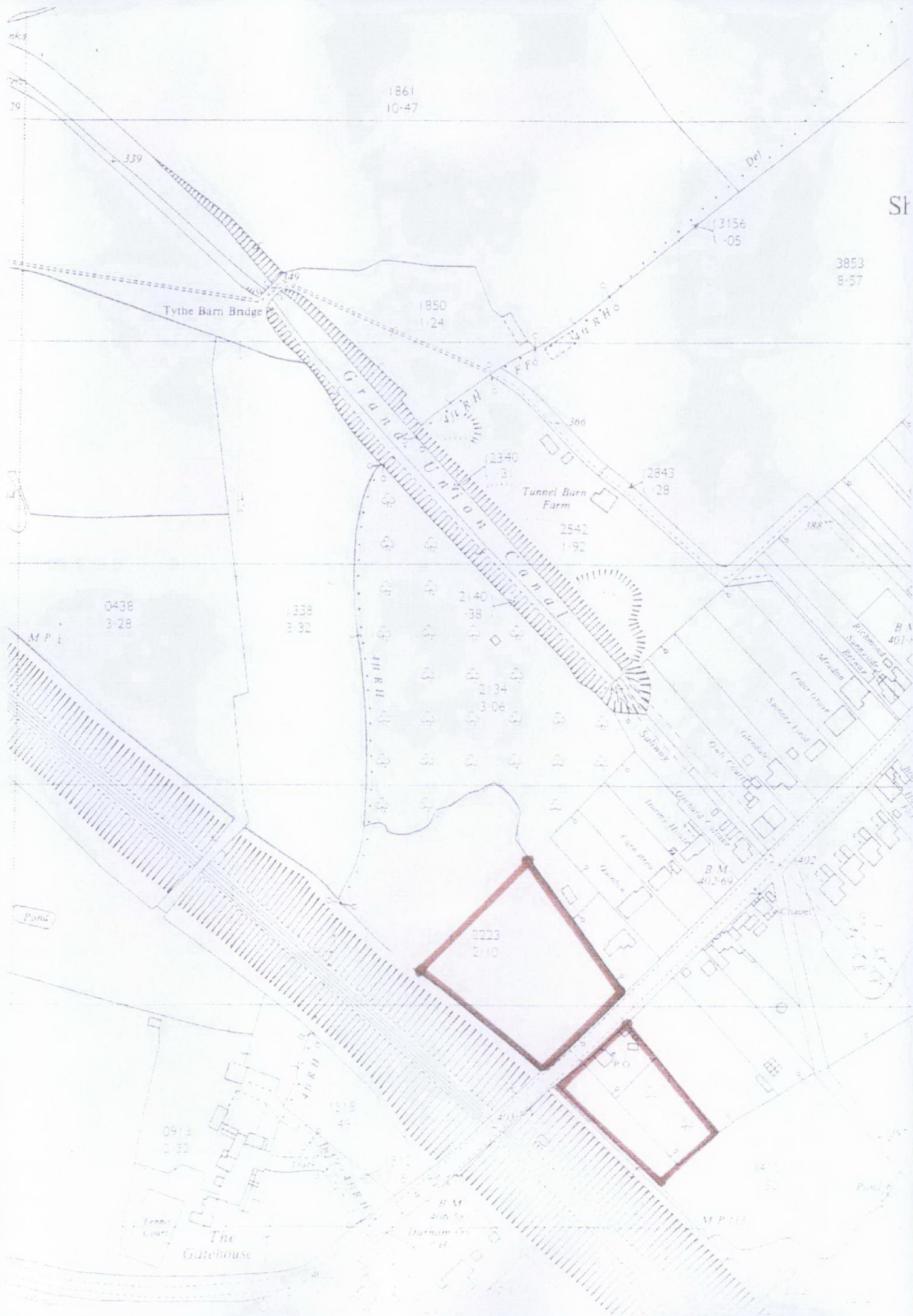
We would expect the site to be capable of being developed at a density in line with adjacent developments.

Having regard to the above, the site may be capable of producing a yield of approximately 8 – 10 housing units.

Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph





1861
10-47

339

3156
1-05

3853
8-57

Tythe Barn Bridge

1850
1-24

Tunnel Barn Farm

2340
3-31

2843
2-28

2542
1-92

0438
3-28

1338
3-32

2140
3-38

2134
3-08

2134
3-08

2134
3-08

2134
3-08

2134
3-08

2134
3-08

2134
3-08

2134
3-08

2134
3-08

2134
3-08

B M
401

B M
402

B M
403

B M
404

B M
405

B M
406

B M
407

B M
408

B M
409

B M
410

B M
411

M P 1

Pond

0913
3-32

The Gatehouse

B M
406 5-11

M P 13

Pond

WDC.SHLAA.

Site Photographs





Aerial Photograph

