

# 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.  
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J.W. TITCOMBE B.Sc. DipSurv

Respondent: 6449  
Agent: 6450

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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  
Cubbington (South)



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](http://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	
Resident	Agent	Planning Consultant	X
Other	RSL	Other	
If other, please specify			
20 JUL 2012			

SCANNED  
CC CR PD MA  
PRE GEN DIS



<b>Site Details</b> (Site information will be in the public domain)				
<b>Site Address</b>	Land at Cross lane, Cubbington			
<b>Site Area (hectares)</b>	16 Ha	<b>Current Use/s</b>	Agriculture	
<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:				
<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)		
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)		Planning Policy (e.g. Green Belt, Areas of Restraint)  DAP 1 & 3 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>				480
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?				
<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>				
Earliest Start Year	2011	Earliest Completion Year	2012	
Please note that any <i>site information</i> 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 to the south of Cubbington**

### **Ownership and Availability**

The land is owned by the Trustees of Sir Thomas White's Charity 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 in question is situated at New Manor Farm and is on the southern fringe of Cubbington village.

The land is quite steeply undulating which means that any development upon this site would be well screened when viewed from some areas of public vantage point.

This submission has borne in mind the possibility of the adjacent industrial site being redeveloped at some time in the future at which time the development of the land proposed would comprise the logical rounding off of the existing urban area.

### **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.



### 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 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

The scale of the development anticipated would be relatively modest and as a result the site could be serviced from the existing adjacent highways and local highway infrastructure.

### 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 16 hectares.

We would assume a development percentage of approximately 50% thereby releasing approximately 8 hectares of development land.

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

We would expect 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 480 housing units.

Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph



# Land At Cubbington



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Godfrey Payton



**WDC.SHLAA.**

**Site Photographs**



Aerial Photograph





# GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

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T.C. CARSBURG B.Sc. M.R.I.C.S.  
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AGENT : - 6450.

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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

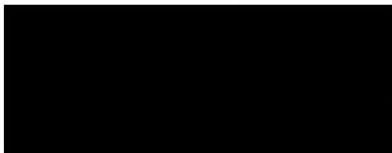
We act on behalf of the Trustees of Sir Thomas White's Charity and have previously made representations to the District Council in connection with the evolving Local Plan.

Our clients are aware of the recently published Preferred Options Policy Document but would wish to maintain their support for certain of their lands as included within their original representations and would request the Planning Authority to review these for inclusion as Preferred Options sites.

We are enclosing copies of our original representations which refer to property at:

1. Rugby Road, Cubbington
2. Cubbington North
3. Cubbington South
4. Land at Kenilworth

Yours faithfully



**J G JACOBS FRICS**

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

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## Response to consultation

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April 2008

Submitted by Godfrey Payton  
Re land at  
Kenilworth



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# Warwick District Strategic Housing Land Availability Assessment

Office Use Only

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### 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

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<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>
	<b>Agent</b>	X	<b>Planning Consultant</b>
	<b>RSL</b>		<b>Other</b>
If other, please specify:			



<b>Site Details</b> (Site information will be in the public domain)			
<b>Site Address</b>	Land at Clinton Road, Kenilworth.		
<b>Site Area (hectares)</b>	17 Ha	<b>Current Use/s</b>	Agricultural and Paddock land
<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:			
<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)  DP10		
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)	Planning Policy (e.g. Green Belt, Areas of Restraint) DAP1 & 3 RAP1 - 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>			300
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? Some potential for a continuation of the current pattern of 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>			
Earliest Start Year	2010	Earliest Completion Year	2012
Please note that any <i>site information</i> 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 Clinton Lane, Kenilworth.**

### **Ownership and Availability**

The land is owned by The Sir Thomas White's Charity 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 comprises an area of agricultural land directly abutting existing residential development on the north-western fringe of Kenilworth town.

The general area is already seeing the growth in a range of non-agricultural uses including school, playing fields, amenity land and equestrian development.

It is proposed that development in this area is accessed off either or both of Purlieu Lane and Chase Lane and would complete the development of this part of the urban area of Kenilworth without significant adverse affect upon the amenity of adjoining properties.

### **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.

#### **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 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 the site is available off Chase Lane however a strategic development of a larger area may well involve highway improvements and the provision of a link between Chase Lane and Purlieu Lane.

### 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 17 hectares.

We would assume a development percentage of approximately 30% thereby releasing approximately 5 hectares of development land.

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

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

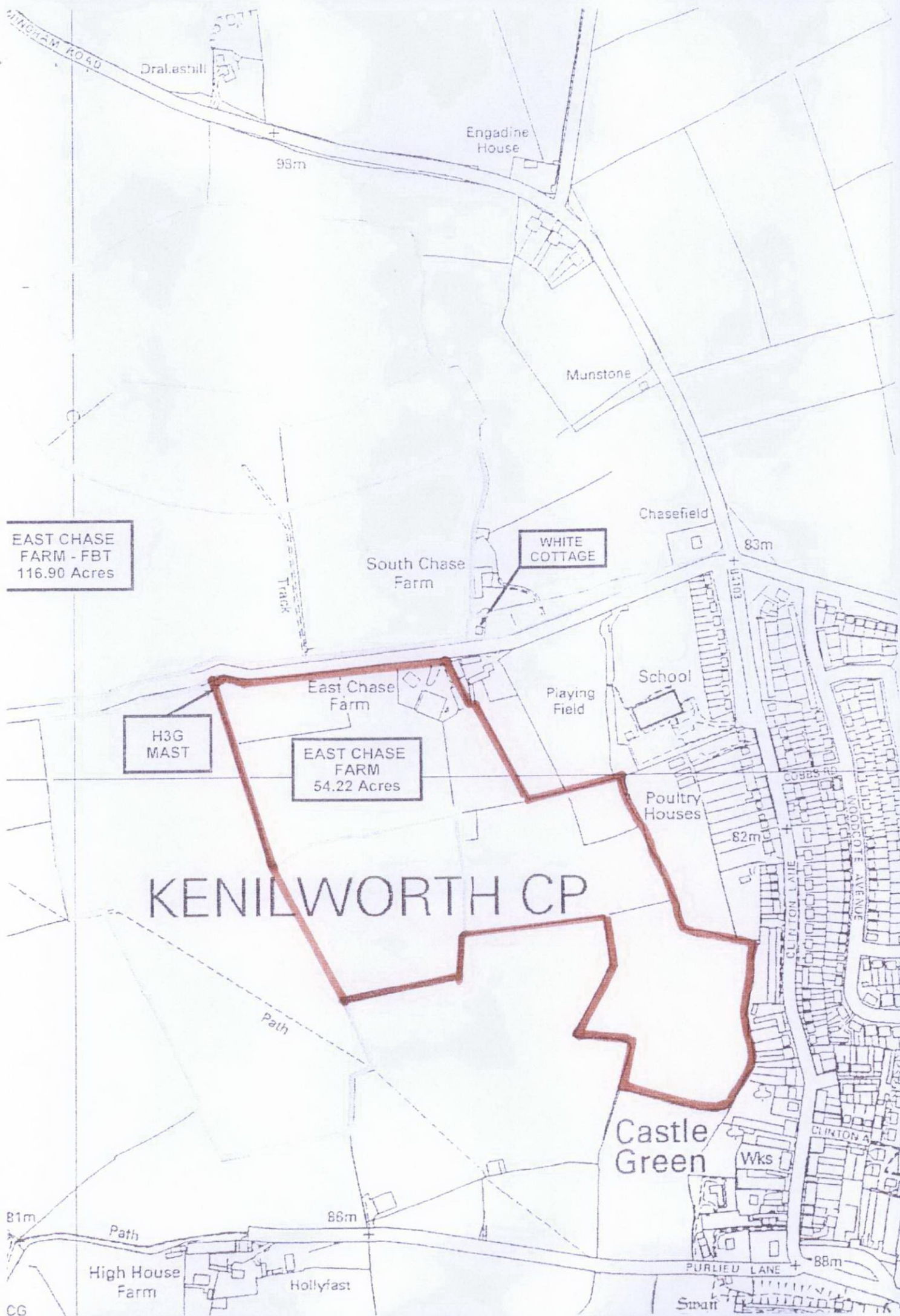
Having regard to the above, the site may be capable of producing a yield of approximately 300 housing units.



Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph





EAST CHASE FARM - FBT  
116.90 Acres

H3G  
MAST

EAST CHASE FARM  
54.22 Acres

WHITE  
COTTAGE

# KENILWORTH CP

Castle  
Green

CG



WDC.SHLAA.

Site Photographs





Aerial Photographs





# GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

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April 2008

Submitted by Godfrey Payton  
Re land at  
Rugby Road, Cubbington

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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<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>
	<b>Agent</b>	X	<b>Planning Consultant</b>
	<b>RSL</b>		<b>Other</b>
If other, please specify:			



<b>Site Details</b> (Site information will be in the public domain)				
<b>Site Address</b>	Allotment land at Rugby Road, Cublington.			
<b>Site Area (hectares)</b>	2.23 Ha	<b>Current Use/s</b>	Allotments	
<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> <input checked="" type="checkbox"/>
If yes, please give details:				
<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)		
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)		Planning Policy (e.g. Green Belt, Areas of Restraint)  DAP1 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>				66
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> <input checked="" type="checkbox"/>
If yes, what other uses do you think would be appropriate?				
<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>				
Earliest Start Year	2010	Earliest Completion Year	2011	
Please note that any <i>site information</i> 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** **Allotment land at Cubbington**

### **Ownership and Availability**

The land is owned by the Trustees of Sir Thomas White's Charity 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 site is situated on the northern fringe of the existing built limits of Cubbington and comprises an area of established allotment gardens.

Adjacent development is residential to the south and open agricultural land to the north.

The development of this site could be seen to be the logical rounding off to the northern part of Cubbington village and the infilling of an otherwise built highway frontage.

It is accepted that the existing allotment use brings into play some protective planning policies however the site owner owns a significant area of adjacent land upon which the allotments could possibly be relocated and at the same time enhanced.

### **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 identified in 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 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

The property has a direct highway frontage onto Rugby Road at which point it would be possible to construct an access adequate to serve the larger of the two allotment fields.

### 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 2.23 hectares.

We would assume a development percentage of approximately 50% thereby releasing approximately 1.1 hectares of development land.

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

We would expect 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 66 housing units.

Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph



# Land At Cubbington



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Godfrey Payton



WDC.SHLAA.

Site Photographs





Aerial Photograph



# GODFREY-PAYTON

CHARTERED SURVEYORS FOUNDED 1806

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J.G. JACOBS F.R.I.C.S.  
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## Response to consultation

### Warwick District Council Strategic Housing Land Availability Assessment

April 2008

Submitted by Godfrey Payton  
Re land at  
Cubbington (North)

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](http://www.warwickdc.gov.uk/shlaa)

### Your Details *(Personal details will remain confidential)*

<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>
	<b>Agent</b>	X	<b>Planning Consultant</b>
	<b>RSL</b>		<b>Other</b>
If other, please specify:			



<b>Site Details</b> (Site information will be in the public domain)				
<b>Site Address</b>	Land at Kenilworth/Coventry Road, Cubbington.			
<b>Site Area (hectares)</b>	51.4 Ha	<b>Current Use/s</b>	Agricultural	
<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:				
<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)		
Conservation Designations (e.g. listed buildings, Conservation Areas, Ancient Monument)		Planning Policy (e.g. Green Belt, Areas of Restraint)  DAP 1 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>				1,500
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>
If yes, what other uses do you think would be appropriate? A development of this scale would be expected to provide a range of uses and community facilities				
<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>				
Earliest Start Year	2011	Earliest Completion Year	2013	
Please note that any <i>site information</i> 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** **Strategic land to the north of Cubbington**

### **Ownership and Availability**

The land is owned by the Trustees of Sir Thomas White's Charity 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 in question lies to the north of Cubbington generally situated between the Kenilworth Road and Coventry Road.

The land has extensive frontages to residential development to the south-west, south and east whilst to other boundaries abuts open agricultural land.

The development of this land would be seen as a strategic development bounded by the existing areas of development and by the existing public highways.

### **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 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

The site has lengthy frontages to both the Coventry and Kenilworth Roads and if allocated would undoubtedly contain an internal distributor road which would relieve traffic volume on the Rugby Road. Nevertheless it will be necessary to undertake a detailed traffic analysis which will inevitably lead to recommendations in respect of improving some areas of adjacent highway infrastructure.

### 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 51.4 hectares.

We would assume a development percentage of approximately 50% thereby releasing approximately 25 hectares of development land.

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

We would expect 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 1,500 housing units.

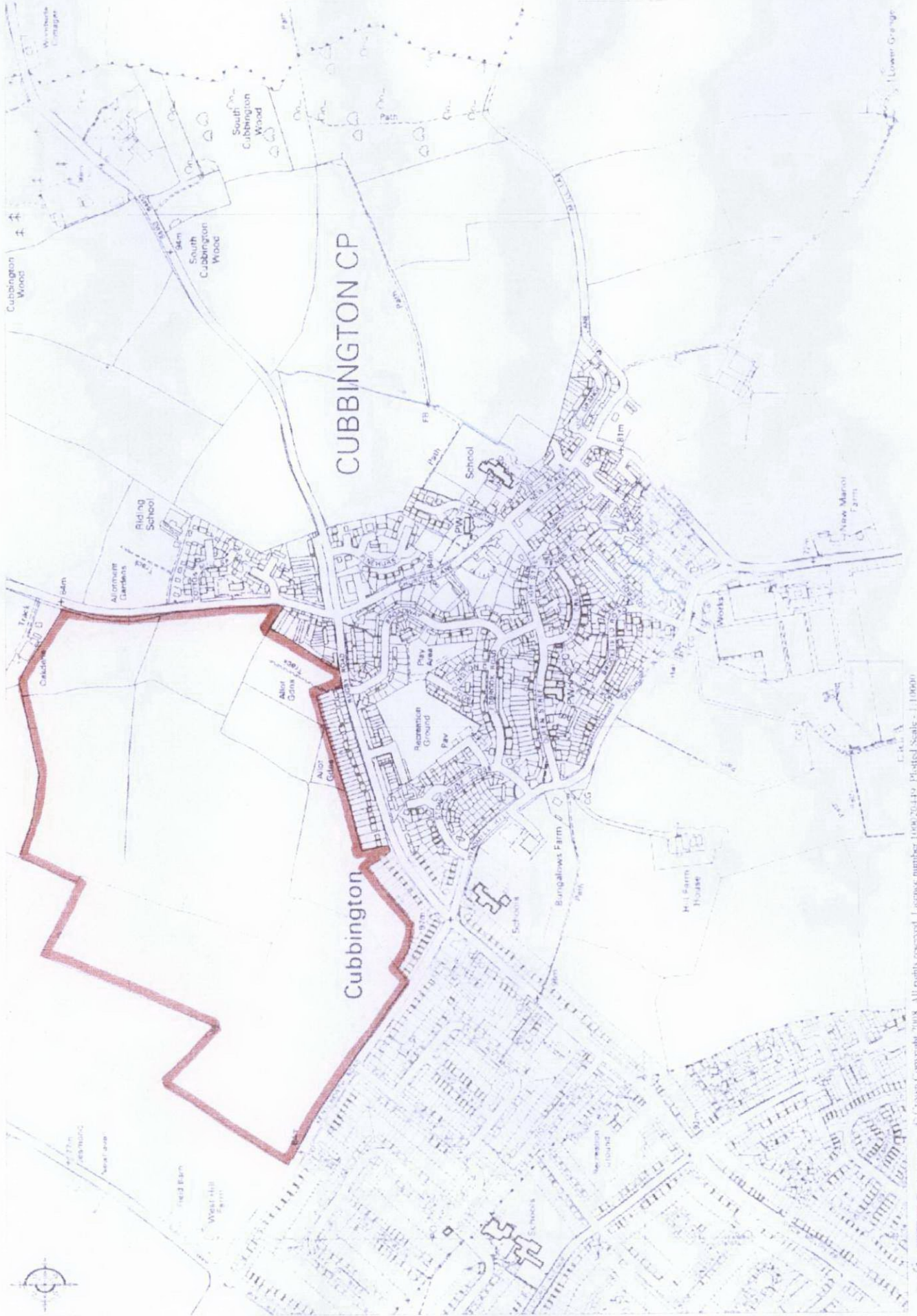


Upon the following pages we have included;

- site plan
- aerial photograph
- site photograph



# Land At Cubbington



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Godfrey Payton



**Aerial Photograph**

