

## Introduction

A C Lloyd is currently completing the final phase of development under the current planning consent at Millpool Meadows in Sydenham and virtually all of these houses are now sold.

A C Lloyd is now proposing an extension of this development comprising some 209 new homes on land south of St. Fremund Way, Sydenham. The site is 6.93 hectares / 17.2 acres situated south of Sydenham and east of Whitnash.

The scheme proposes the following:

- Up to 209 homes
- Public open space
- Allotments
- Landscaping
- Roads and associated infrastructure.

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the team to understand the approach being taken.

Site Plan



## Planning Background

The Council's Core Strategy Preferred Options (2009) identified the site as an allocation for about 200 dwellings.

The existing Local Plan designates the site as an Area of Restraint. The Local Plan relates to a plan period ending 2011. As such the Local Plan is out of date albeit the Area of Restraint Policy has been 'saved'. There are material planning considerations which we believe support the granting of planning permission to deliver more housing.

The relevant considerations include the emerging evidence base for the new Local Plan which demonstrates a growing shortfall of housing measured against a 5 year requirement. In such circumstances local authorities should consider favourably planning applications for housing provided they accord with national planning principles for housing as set out in Planning Policy Statement 3 (PPS3).

This proposal is considered to be in accordance with the guidance in PPS3—it meets the identified need for family housing in the market and affordable sectors. It is in a sustainable location and will integrate with the existing community.

The land is considered suitable, available and achievable for new housing as a sustainable urban extension which satisfies the guidance at paragraph 69 of PPS 3.

The approval of the application will be consistent with the Government's Agenda for Growth and the recently published Housing Strategy for England.

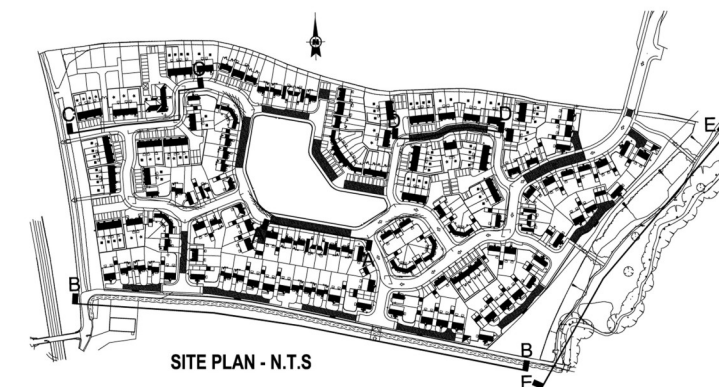


Proposed Aerial View of development



# LAND SOUTH OF ST.FREMUND WAY, SYDENHAM, LEAMINGTON SPA

The traditional design of the dwellings has been well considered to ensure a standard of detailing that achieves a visible continuation with the adjacent A.C Lloyd development and is also sympathetic to the traditional character of existing developments in the surrounding area.





## LAND SOUTH OF ST.FREMUND WAY, SYDENHAM, LEAMINGTON SPA

A comprehensive mix of unit types are proposed ranging from 2 , 3 and 4 bedroom houses and 2 bedroom apartments. The dwellings are predominately 2 storey with one 3 storey feature apartment block in the north west corner of the site.



Aerial View



View B



View A



View C



View D





### WHAT HAPPENS NEXT

The proposals are for a full planning application.

The proposed housing will provide a mix of good quality homes including an appropriate proportion of affordable homes. The intention is to submit the planning application shortly. Once submitted, Warwick District Council will validate the application. Details will then be publically available via the Council's website [www.warwickdc.gov.uk](http://www.warwickdc.gov.uk).

The planning process is expected to last 13 weeks from the date of submission.

The planning application will be accompanied by the following documents and technical reports:

- Planning Statement
- Design and Access Statement
- Transport Assessment
- Statement of Community Involvement
- Flood Risk assessment
- Noise Impact Assessment
- S106 Heads of Terms
- Sustainable Buildings Statement
- Masterplan
- Biodiversity Statement

There will be a legal agreement entered into with Warwick District Council (called a Section 106 Agreement) which will secure the delivery of, amongst other things, affordable housing, public open space/play facilities, a contribution towards education facilities and highway improvements as maybe be necessary.

We welcome your views on the proposal and would ask you to complete and return a comments form if you wish to express an opinion on the proposals at this stage.

**Thank you for taking the time to attend this public exhibition. Please do not hesitate to speak to a member of the planning team to answer your questions.**



Site Layout

