

## INTRODUCTION

A C Lloyd Homes Limited is preparing an outline planning application for a development comprising a new 'Garden Suburb' at Harbury Gardens, Harbury Lane, Warwick. This development is inspired by the 'Garden Cities' principles and this is reflected in the emerging layout. The site is 38.84 hectares/96.00 acres.

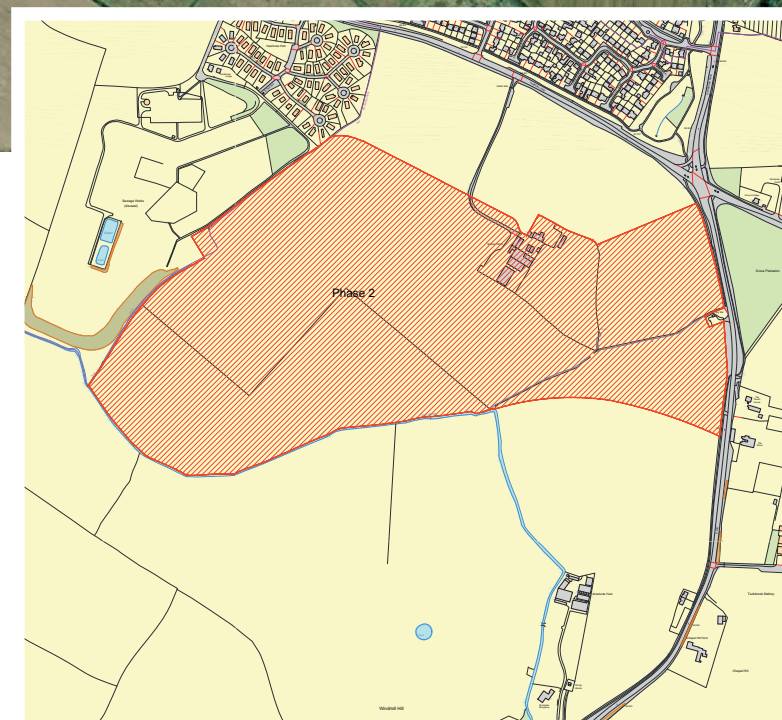
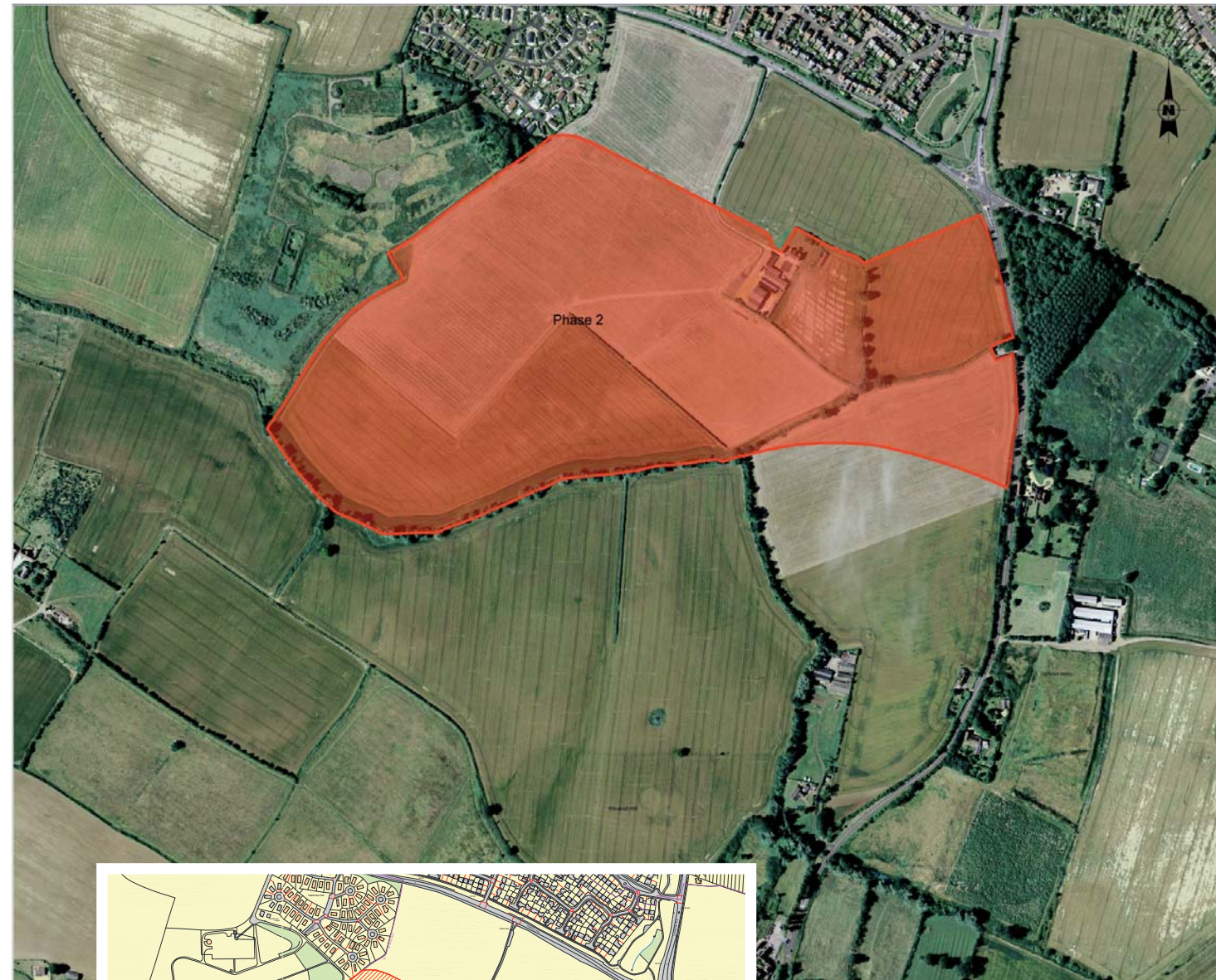
This new proposal is an extension of an approved development. On 29th May 2014, A C Lloyd Homes Ltd received approval of planning permission W/14/0023 comprising residential development (approximately 200 dwellings) with new access onto Harbury Lane, land safeguarded for a new primary school, allotments, open space, local shop (A1 use up to 100 sqm gross), car parking and associated infrastructure.

The new scheme proposes the following:

- About 520 homes
- Country Park
- Public open space
- Landscaping
- Footpaths, cycleways, roads and associated infrastructure.

## PURPOSE OF EXHIBITION

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.





## PLANNING POLICY BACKGROUND

The existing Warwick District Local Plan identifies that the site is part of the Rural Area. It is not an Area of Restraint. The Local Plan relates to a plan period ending in 2011. Although a number of policies are 'saved', the Local Plan is now significantly out of date and not in accordance with up to date national planning policy contained within the National Planning Policy Framework published by the Department for Communities and Local Government in March 2012. As such housing land supply and strategic housing requirements now relate to a new plan period up to 2026.

Warwick District Council is preparing a new Local Plan which is shortly to be submitted to the Secretary of State for a Public Examination. Within the new Local Plan the site is included as part of a larger housing allocation identified as H02 under policy DS11, please see the Local Plan Policies Map below. The allocation is referred to as land south of Harbury Lane (excluding former sewage works). Provision is made for about 1,505 dwellings, Primary Schools (x2), Local Centre, other Community Facilities and a Country Park.

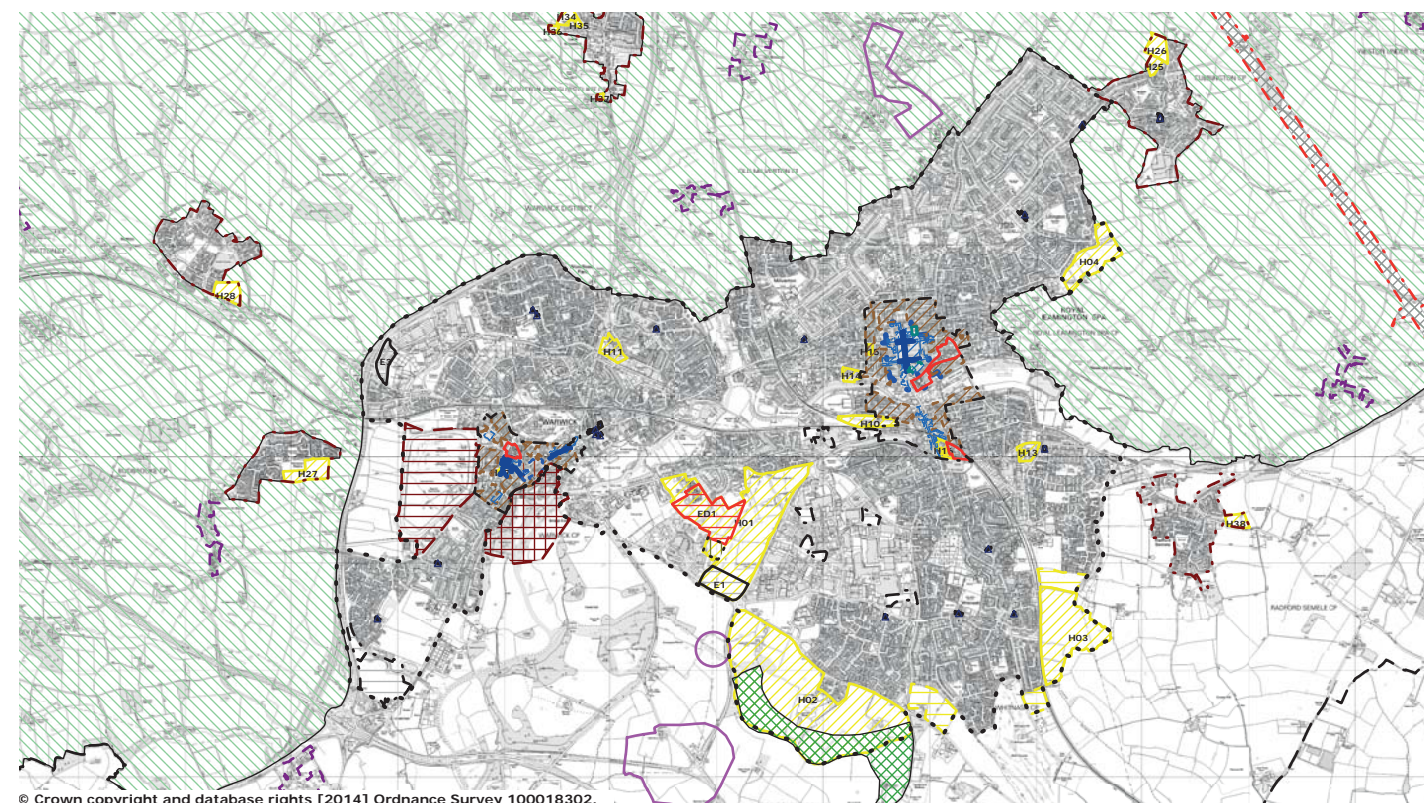
Planning permission has already been approved for Gallagher Estates (planning reference W/14/0661) for up to 785 dwellings; together with 200 dwellings on Phase 1 of Harbury Gardens for A C Lloyd Ltd (planning reference W/14/0023).

A highly relevant consideration which has led to the preparation of this application, and indeed all of the proposals in this area at this time is the National Planning Policy Framework (NPPF) published March 2012 – to boost significantly the supply of housing.

Where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing, the advice contained in the NPPF is for housing applications to be considered in the context of the presumption in favour of sustainable development and planning permission granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Warwick District Council acknowledges that it is currently unable to demonstrate a deliverable five-year supply of housing land.

In this context, it is considered imperative that deliverable land for housing is released by the planning process. This land controlled by A C Lloyd Homes Limited is free of major technical and environmental constraints and is readily deliverable:



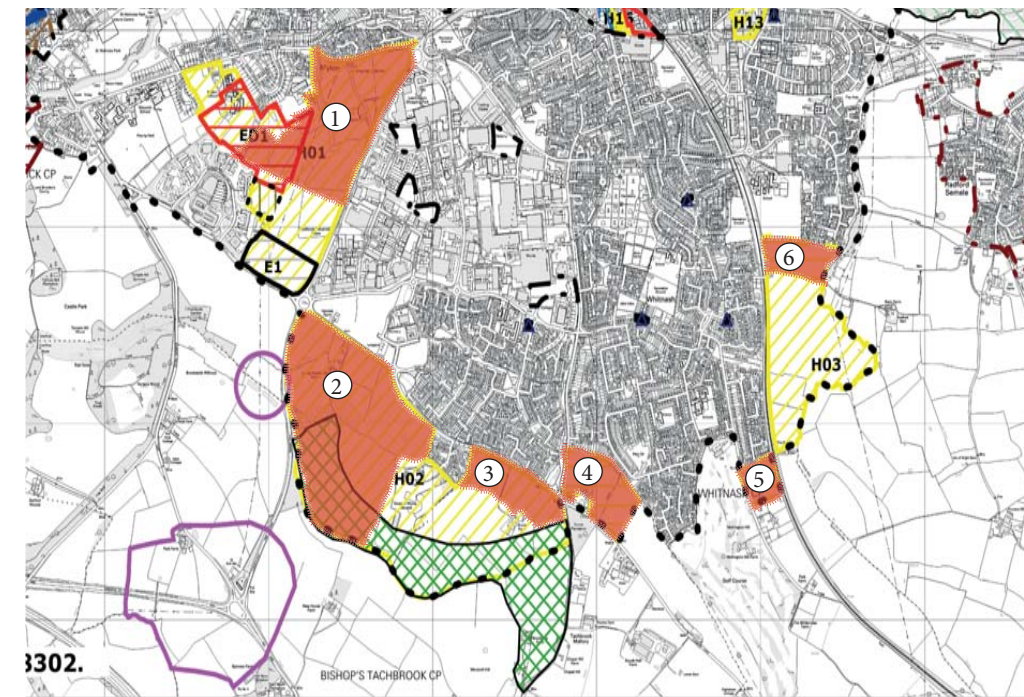
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- Key**
- WDL - Green Belt (DS19)
  - WDL - Housing Allocations (DS11)
  - WDL - Major Housing Commitments (DS7)
  - WDL - Employment Allocations (DS9)
  - WDL - Major Employment Commitments (EC3)
  - Site Ref
  - WDL - Major Education Allocations (DS12)
  - WDL - Community Hub (DS14)
  - WDL - Tachbrook Country Park (DS13)
  - WDL - Growth Village Envelopes (H10)
  - WDL - Infill Village Boundaries
  - WDL - Area of Search for Major Retail (TC5)
  - WDL - Areas Primarily in Residential Use (TC13)
  - WDL - Retail Area (TC2)
  - WDL - Chandos Street (TC4)
  - WDL - Primary Retail Frontages (TC6)
  - WDL - Cafe Quarter (TC8)
  - WDL - Restaurant Quarter (TC9)
  - WDL - Mixed Use Areas (TC11)
  - WDL - Town Centre Employment Area (TC12)
  - WDL - Local Shopping Centres (TC17)
  - WDL - Warwick Castle (CT7)
  - WDL - Warwick Racecourse / St Marys Lands (CT7)
  - WDL - Park and Ride Area of Search (TR5)
  - HS2 Safeguarding Directions (July 2013)
  - Areas of Surface Interest
  - Limits of Safeguarding Direction
  - WDL - Town Centre Boundary (TC1)
  - WDL - Urban Area Boundary
  - Warwick District Council Boundary

2. Leamington, Warwick and Whitnash



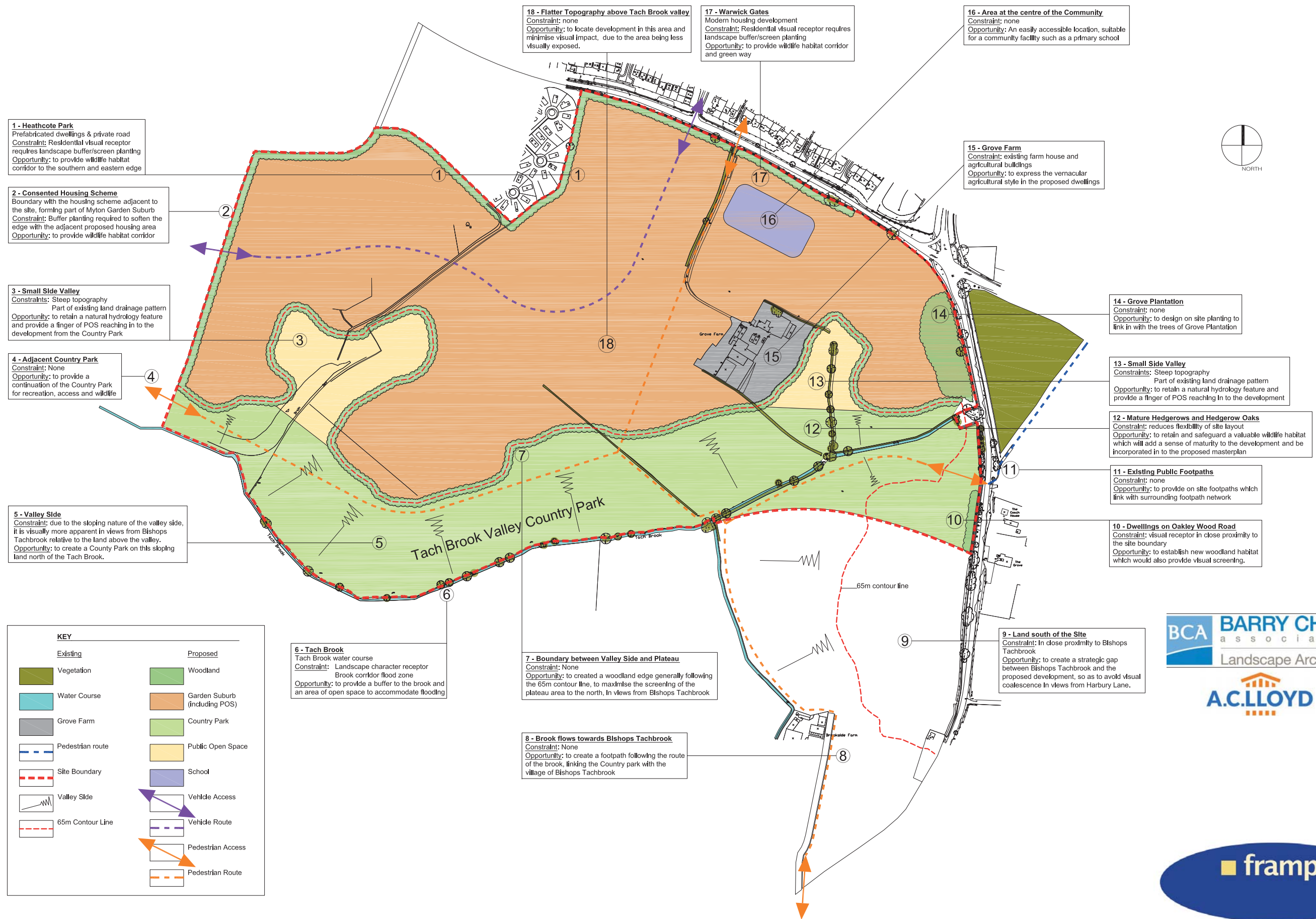
Local Plan sites where the Council has already granted planning permission are shown in red on the plan below:



1. 735 dwellings on land between Myton Road and Europa Way.
2. 785 dwellings on land at Lower Heathcote Farm.
3. 200 dwellings on land at Harbury Gardens.
4. 280 dwellings on land at Woodside Farm.
5. 111 dwellings on land off Fieldgate Lane.
6. 209 dwellings on land south of St Fremund Way.





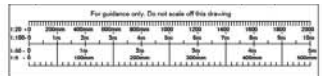
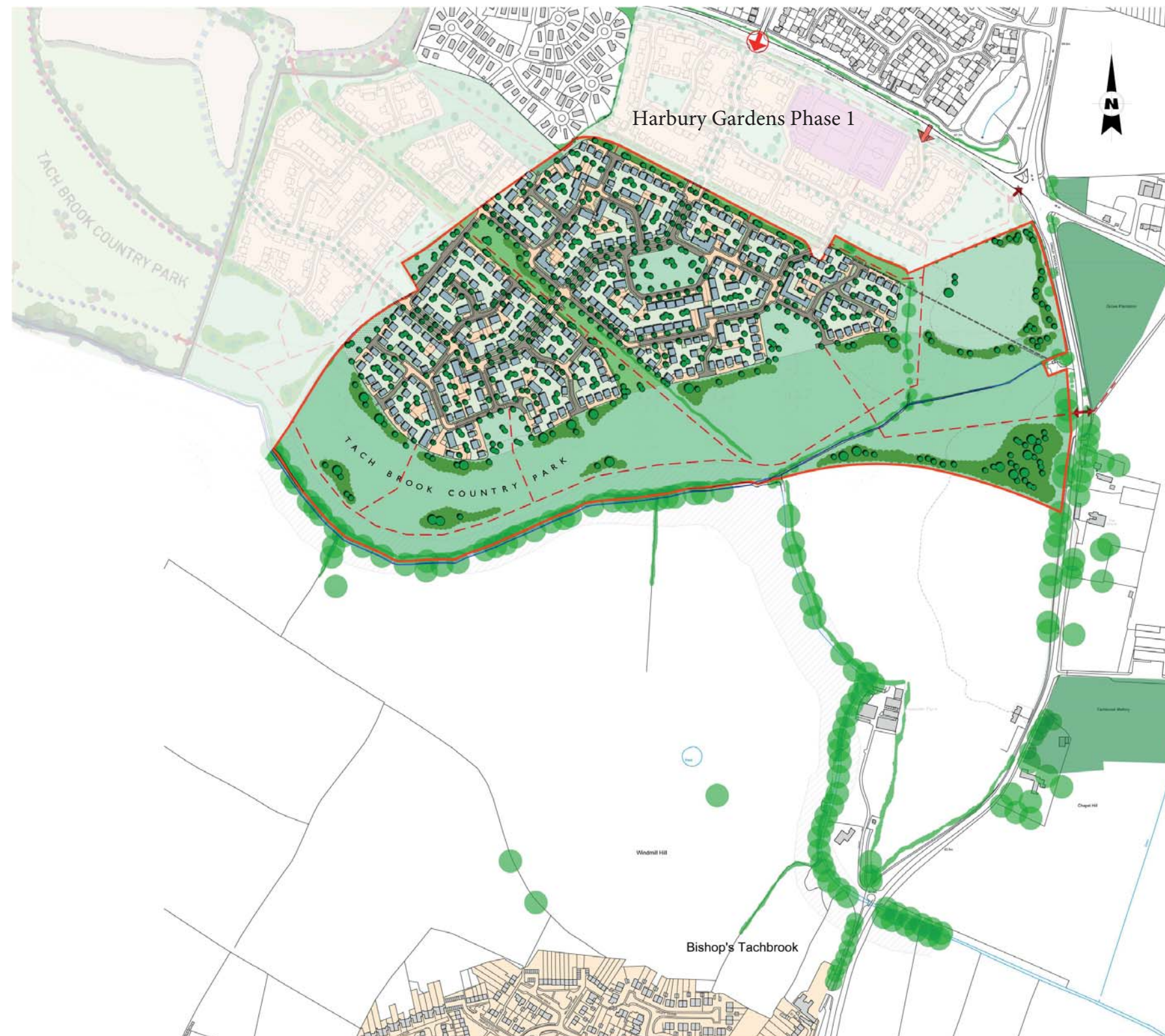




## INDICATIVE MASTERPLAN

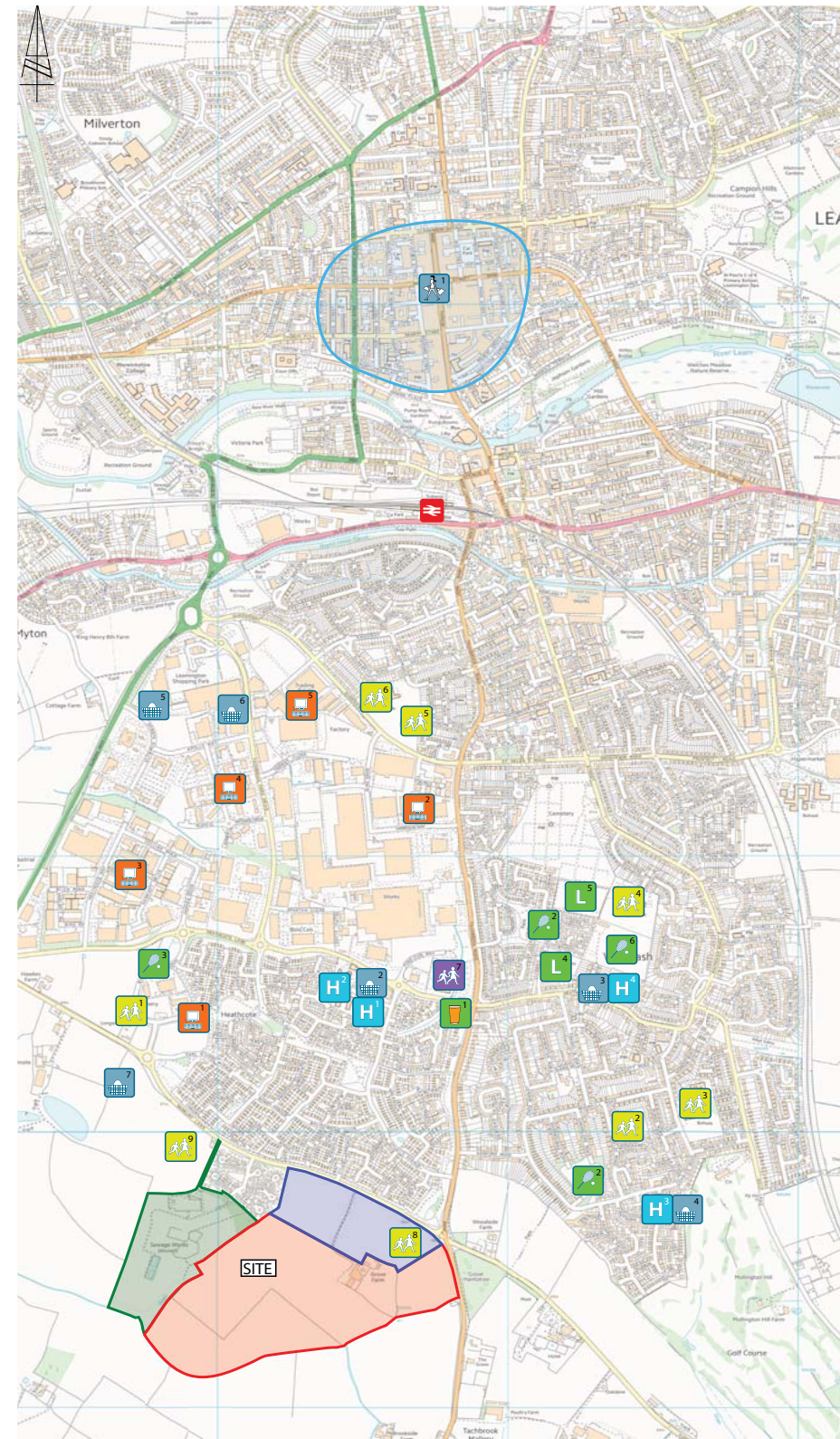
The new scheme proposes the following:

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- Public open space
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- Footpaths, cycleways, roads and associated infrastructure.





## LOCAL FACILITIES PLAN



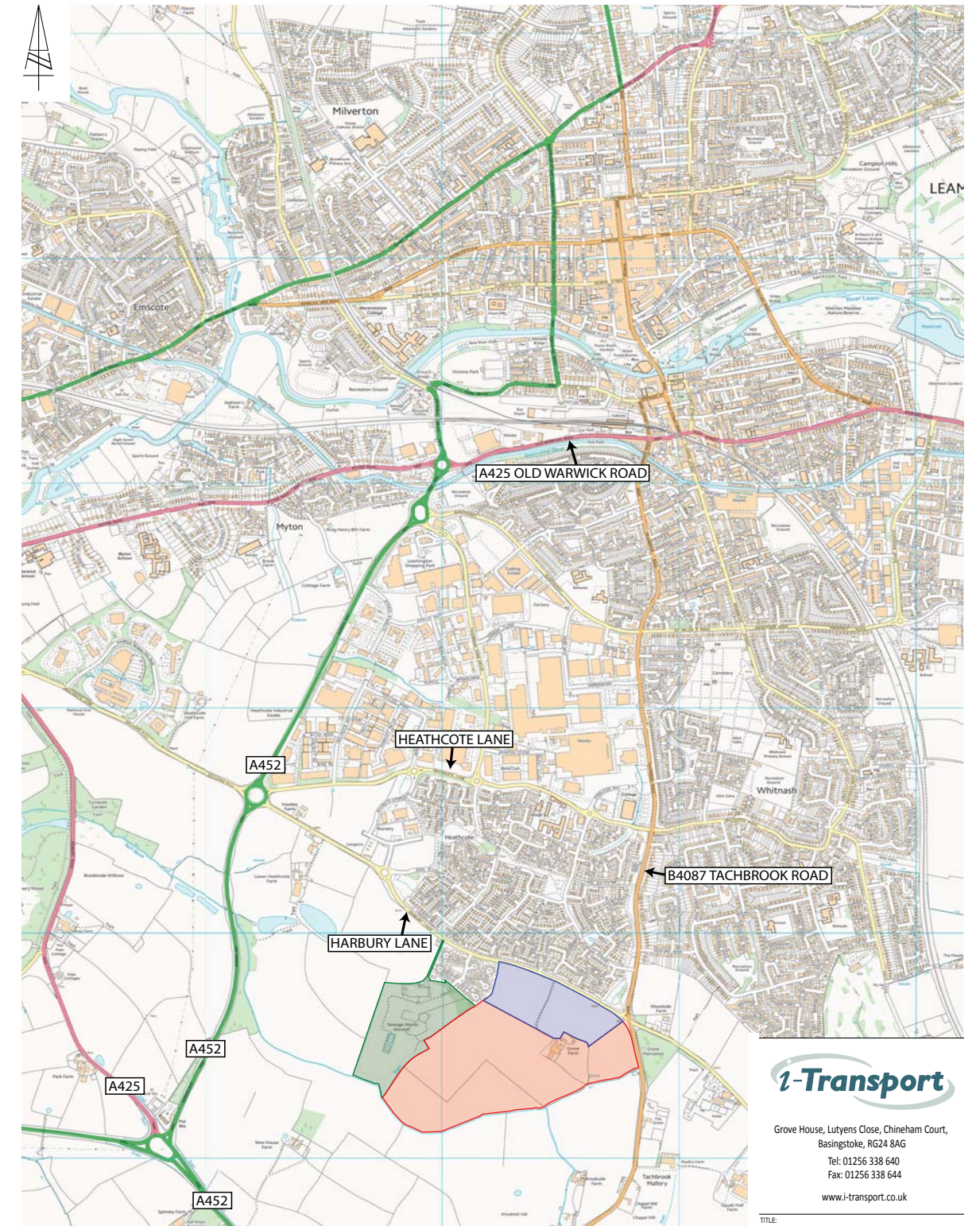
- KEY**
- SCHOOLS:**
- BUSY BEES NURSERY
  - ST JOSEPH'S CATHOLIC PRIMARY SCHOOL
  - ST MARGRET'S C OF E JUNIOR SCHOOL
  - WHITNASH PRIMARY SCHOOL
  - ST PATRICK'S RC PRIMARY SCHOOL
  - KINGSWAY COMMUNITY PRIMARY SCHOOL
  - WARWICK TRIDENT COLLEGE
  - PROPOSED NEW PRIMARY SCHOOL
  - NEW PRIMARY SCHOOL HEATHCOTE FARM APPLICATION
- RETAIL:**
- ROYAL LEAMINGTON SPA TOWN CENTRE
  - CRESSIDA CLOSE LOCAL SHOPS
  - ACRE CLOSE LOCAL SHOPS
  - COPPICE ROAD LOCAL SHOPS
  - LEAMINGTON SHOPPING PARK
  - SUPERMARKET
  - PROPOSED LOCAL CENTRE INCLUDING SHOP - HEATHCOTE FARM APPLICATION
- HEALTH:**
- WARWICK GATES FAMILY CENTRE (GP)
  - ROYAL LEAMINGTON SPA REHABILITATION HOSPITAL
  - WHITNASH MEDICAL CENTRE
  - WHITNASH DENTAL SURGERY
- LEISURE:**
- BEAR IN THE SPA WASHBOURNE ROAD RECREATION GROUND
  - NUFFIELD HEALTH, FITNESS & WELLBEING CENTRE
  - ALLOTMENTS - DOBSON LANE
  - ALLOTMENTS - ALLIBONE CLOSE
  - ACRE CLOSE RECREATION GROUND
- EMPLOYMENT:**
- GALLAGHER BUSINESS PARK
  - SPA BUSINESS PARK
  - HEATHCOTE INDUSTRIAL ESTATE
  - TACHBROOK PARK
  - QUEENSWAY TRADING ESTATE
- Other:**
- LEAMINGTON SPA TOWN CENTRE
  - SITE
  - PHASE 1 COMMITTED DEVELOPMENT
  - SEVERN TRENT LAND



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TITLE:  
HARBURY GARDENS  
LOCAL FACILITIES PLAN

## LOCAL HIGHWAY NETWORK PLAN



- KEY:**
- SITE
  - PHASE 1 COMMITTED DEVELOPMENT
  - SEVERN TRENT LAND



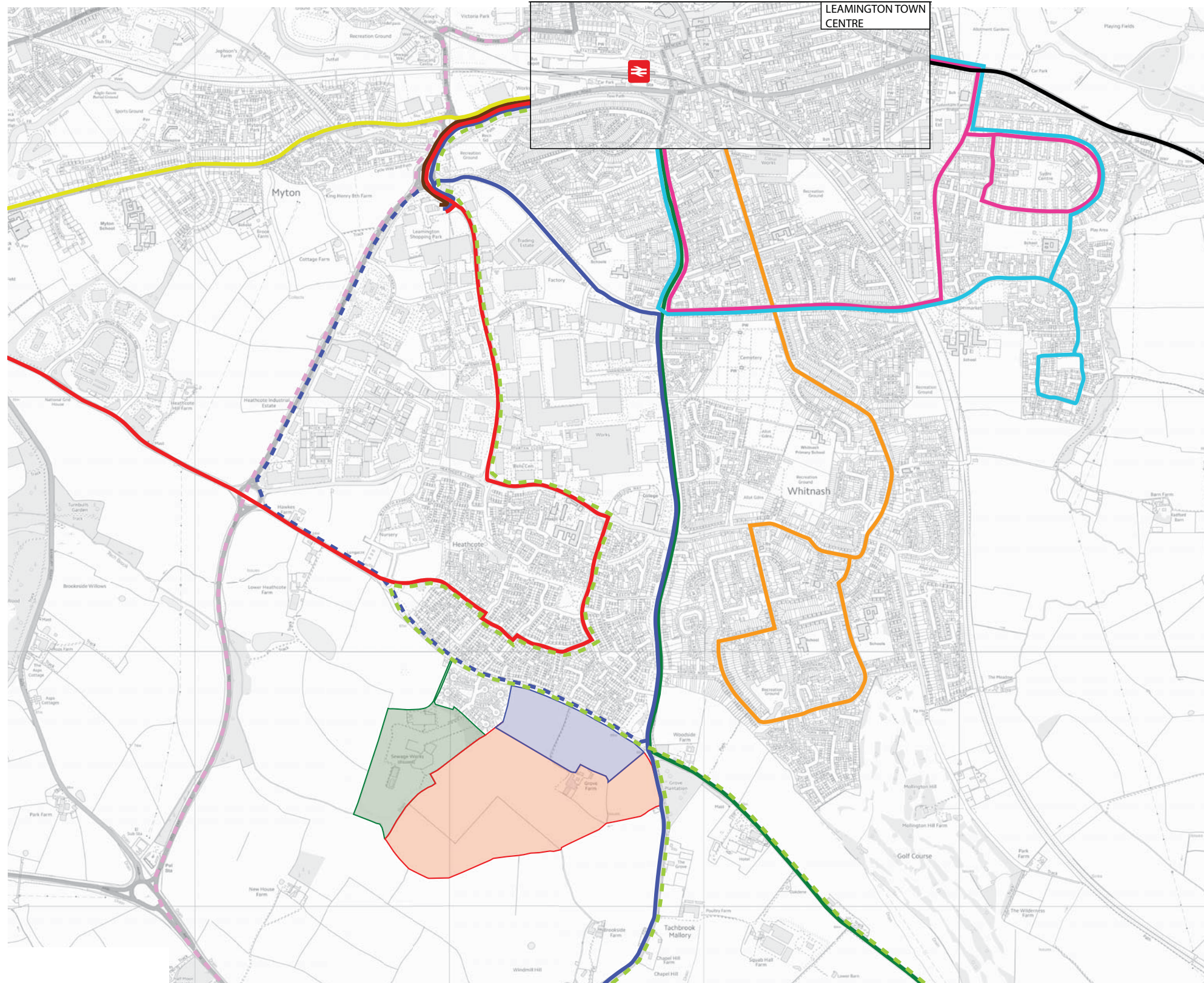
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TITLE:  
HARBURY GARDENS  
LOCAL HIGHWAY NETWORK PLAN





## BUS NETWORK PLAN



- KEY**
- ROUTE 63/64
  - ROUTE 67
  - ROUTE U1/2/12/17
  - ROUTE G1
  - ROUTE 77
  - ROUTE 67A/67B
  - ROUTE X18
  - ROUTE 65/66
  - ROUTE X77
  - ROUTE 69
  - ROUTE X15
  - LEAMINGTON SPA RAIL STATION
  - SITE
  - PHASE 1 COMMITTED DEVELOPMENT
  - SEVERN TRENT LAND



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TITLE:

HARBURY GARDENS  
BUS NETWORK PLAN





## HOW CAN YOU HELP?

We welcome your views on the proposals and would ask you to fill in the Comments Form and place it in the collection box provided. If you take a form away with you and wish to post it to us, please send the completed form to Framptons in the envelope provided. The exhibition material is available at [www.framptons-planning.com](http://www.framptons-planning.com). You may make your comments online using this weblink.

Comments will be collated and assessed by the end of January, so we would be grateful if you could get them to us by then.

Any comments you make in response to this exhibition will not affect your right to comment on a planning application submitted to the local authority at a later stage in the process.

## WHAT HAPPENS NEXT?

Your comments will be used to inform and finalise the outline planning application for this site. All comments received will be compiled and submitted to Warwick District Council in a Statement of Community Involvement document.

It is proposed to submit a planning application to Warwick District Council that relates to the overall site area of 38.84 hectares.

The planning application will be accompanied by a full range of supporting documents and technical reports.

When submitted Warwick District Council will announce receipt of the application. Details will be publically available via the Council's website.

Following the submission to Warwick District Council there will be a determination period. During this period comments can be made formally to the local authority on the application.

Should consent be granted for the planning application, a further detailed application will be required by the local authority on the development proposals, and there will be an opportunity to comment at this stage too.

Thank you for visiting this exhibition and for any feedback you would like to give.

