



Figure 1: Aerial view of the site

Introduction

Welcome to this public exhibition. Thank you for taking the time to attend today.

Our team wishes to use this event as a forum to inform local residents of the scheme that is being prepared for submission to Warwick District Council on land at Whitnash East, Campion School, and south of Sydenham.

The scheme is being promoted by A C Lloyd Homes Ltd.

Purpose of the Exhibition

The exhibition seeks your views on a scheme for a residential development and road access on land at Whitnash East, Campion School and south of Sydenham. We will consider all comments made and collected from this consultation.

The scheme seeks to deliver the Warwick District Local Plan Policy DS11 'Allocated Housing Sites', allocation H03. It is proposed to deliver the following:

- Approximately 500 homes
- Ecology and landscape corridor adjacent to Whitnash Brook
- New Road access through Campion School

Key members of the team are here today to answer any questions you may have about the scheme.

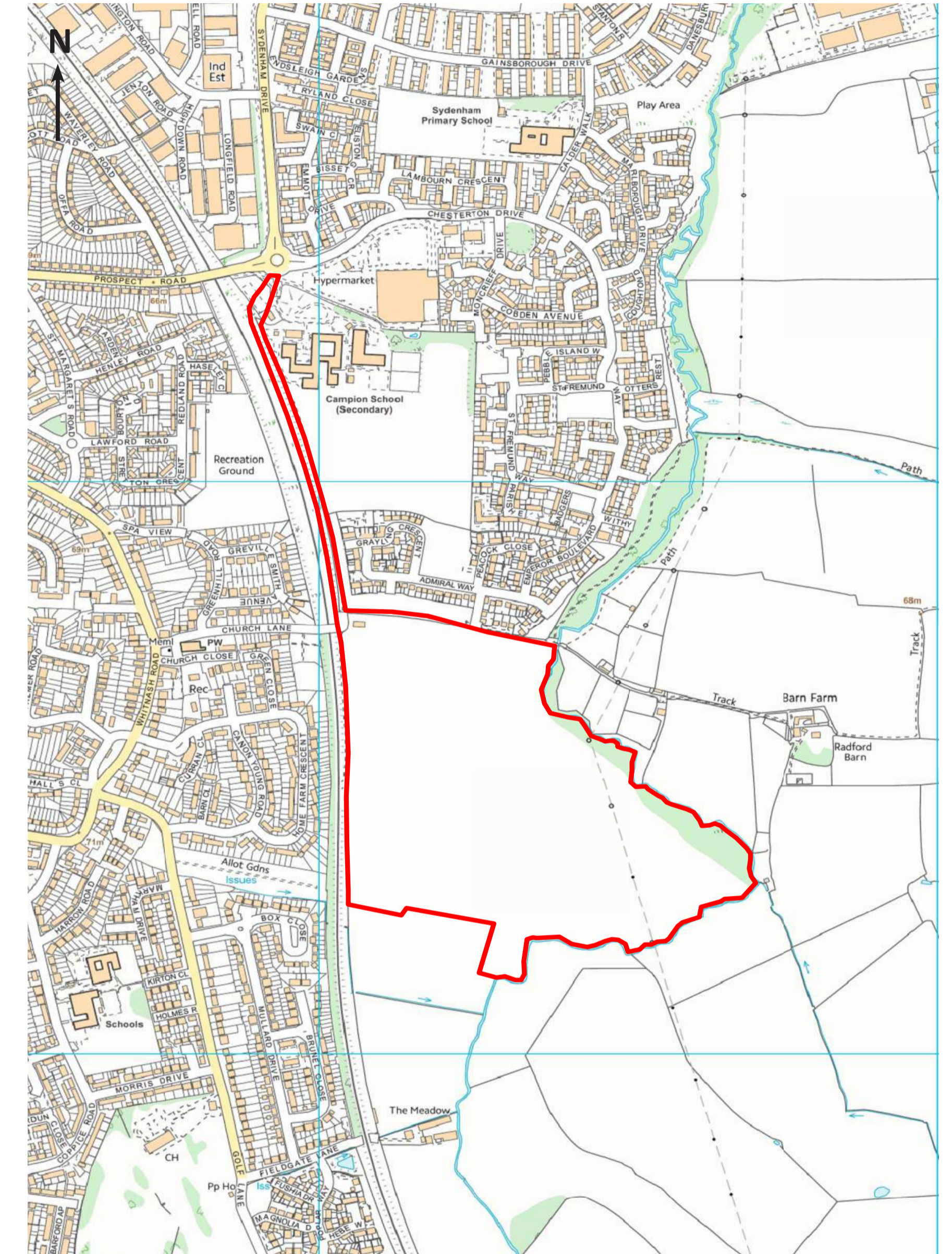


Figure 2: Site location plan

Planning Policy Background

Warwick District Council adopted its Local Plan 2011-2029 in September 2017. The Local Plan includes Policy DS11 'Allocated Housing Sites', which allocates H03 'East of Whitnash/South of Sydenham' for 500 homes.

The Local Plan at paragraph 4.47 states:

"The site at Whitnash East provides an extension to the site located off St Fremunds Way, to the south of Sydenham. The site will deliver an estimated 500 homes along with an ecology and landscape corridor adjacent to Whitnash Brook and a partial rebuild and extension of Campion School that will enable access to be provided."

The Adopted Warwick District Local Plan 'Delivery and Monitoring' chapter identifies that the Council will review and adopt a Development Brief.

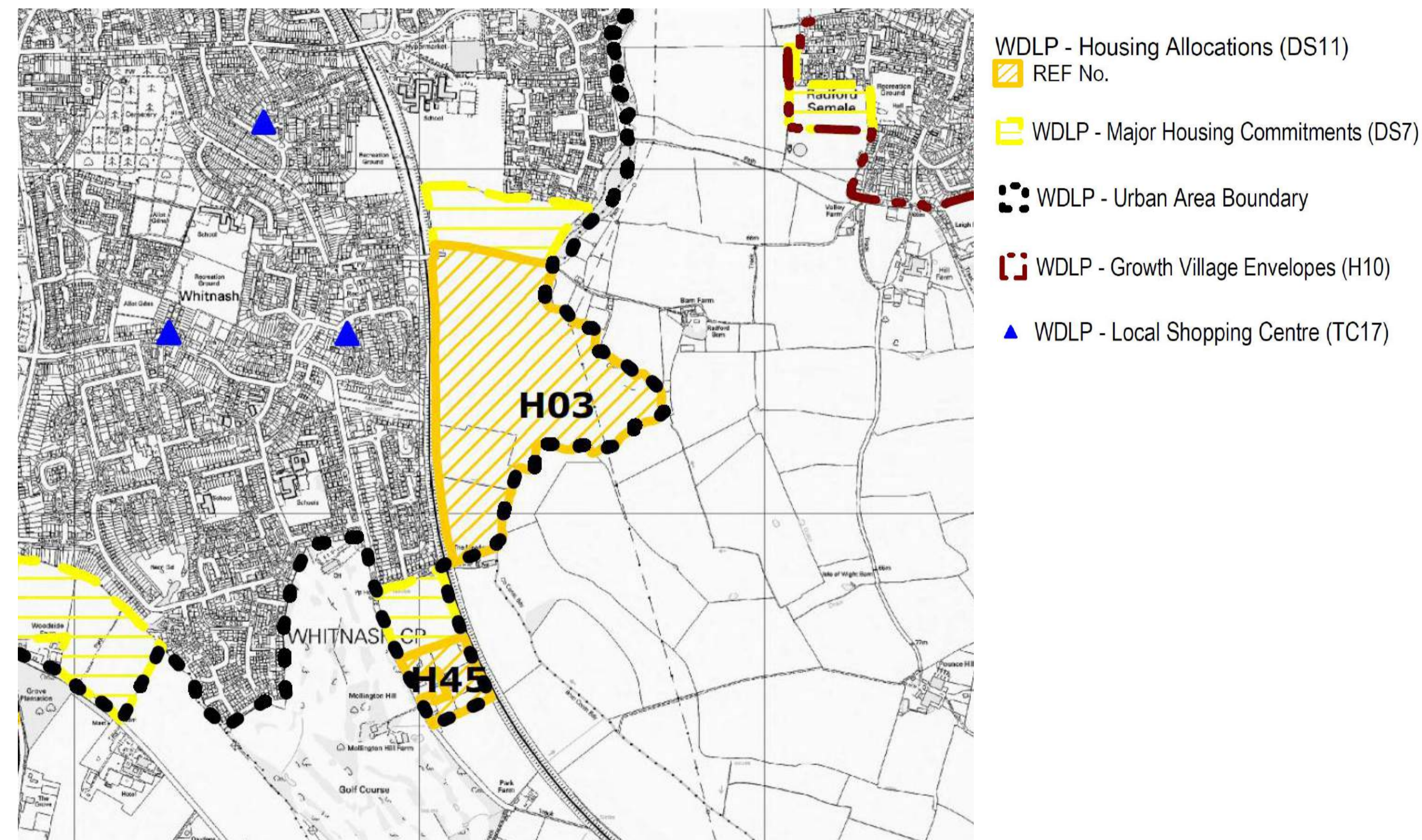


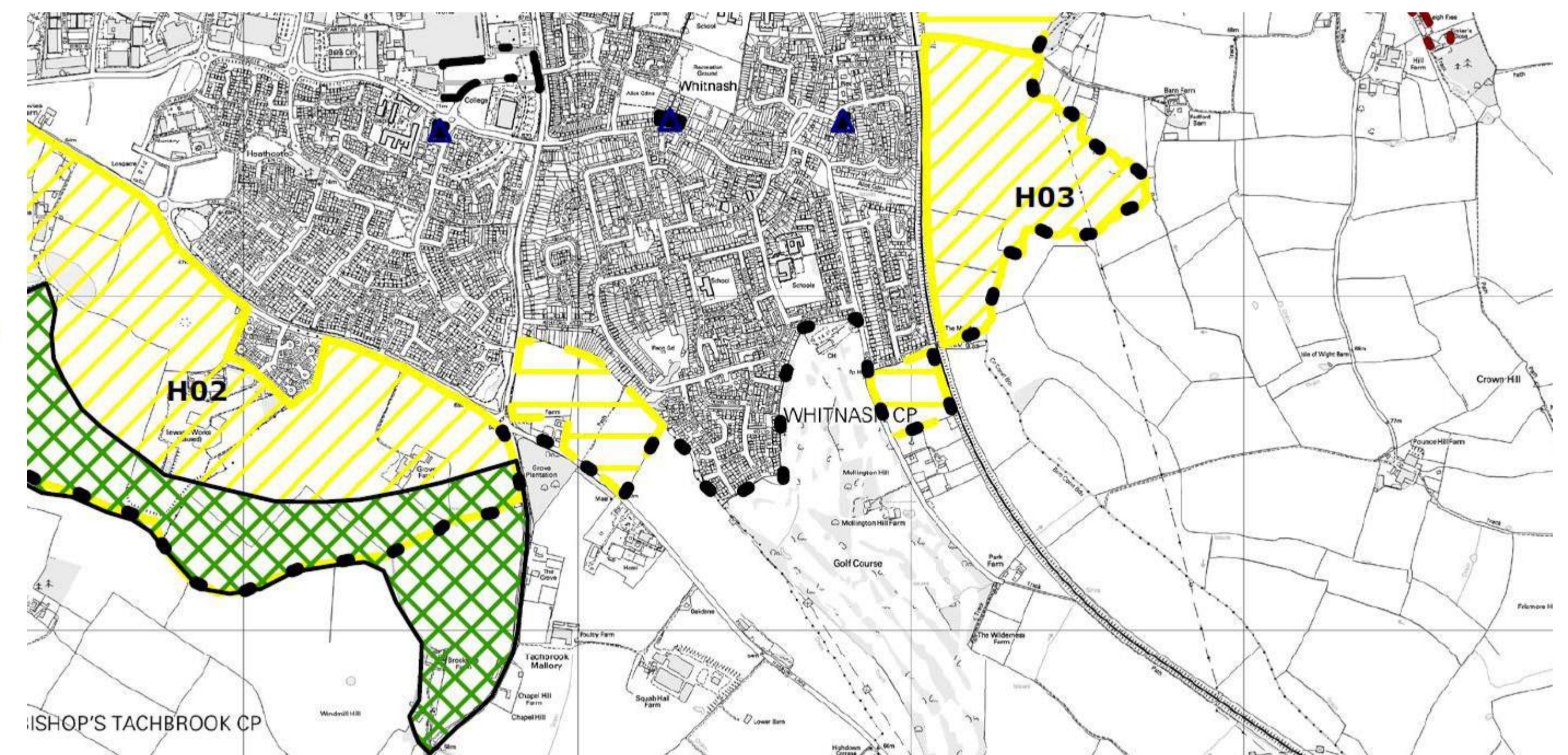
Figure 3: Extract and key from Warwick Local Plan 2011-2029 Policies Map illustrating H03 site allocation

Whitnash Neighbourhood Plan

The Whitnash Neighbourhood Plan was adopted in Autumn 2015, prior to the adoption of the Warwick District Local Plan.

The Neighbourhood Plan identified a housing allocation H03 in the context of the Local Plan Publication Draft. The allocation is shown on Map 15 below taken from the Neighbourhood Plan.

Although the Neighbourhood Plan remains a part of the Development Plan, the up-to-date Development Plan is now the Warwick District Local Plan.



Map 15 - Proposals Map Extract – Publication Local Plan Map 2 Leamington, Warwick and Whitnash

Figure 4: Extract from Whitnash Neighbourhood Plan illustrating H03 site allocation at Warwick District Local Plan Publication Draft stage

A C Lloyd Homes Ltd. intend to bring forward the scheme in two phases. Phase 1 (200 dwellings approximately) to be served off the existing highway network. Phase 2 (300 dwellings approximately) to be accessed through Campion School.



Figure 5: Concept Masterplan

On the 27th January 2015 the Warwickshire County Council Cabinet considered a report for the Education and Learning (Schools) Capital Programme 2014/15. This report included as Appendix 2 the plan shown below (Figure 6).

Paragraph 2.52 of the report states: "It is also proposed that any school building which is affected by the position of or proximity to the new road will be relocated within the context of an overall master plan for the school site."

Paragraph 2.53 states: "Campion School will benefit from s106 agreements from developments in the area, which together with sufficient of the proceeds of sale would enable significant improvement and development of the school to take place."

The minutes of the meeting at Agenda Item 4 (6) states: "That the Strategic Directors for Resources and the Strategic Director for Communities undertake negotiations and seek the appropriate approvals for the potential disposal of land at Campion School which will be the subject of a further review."

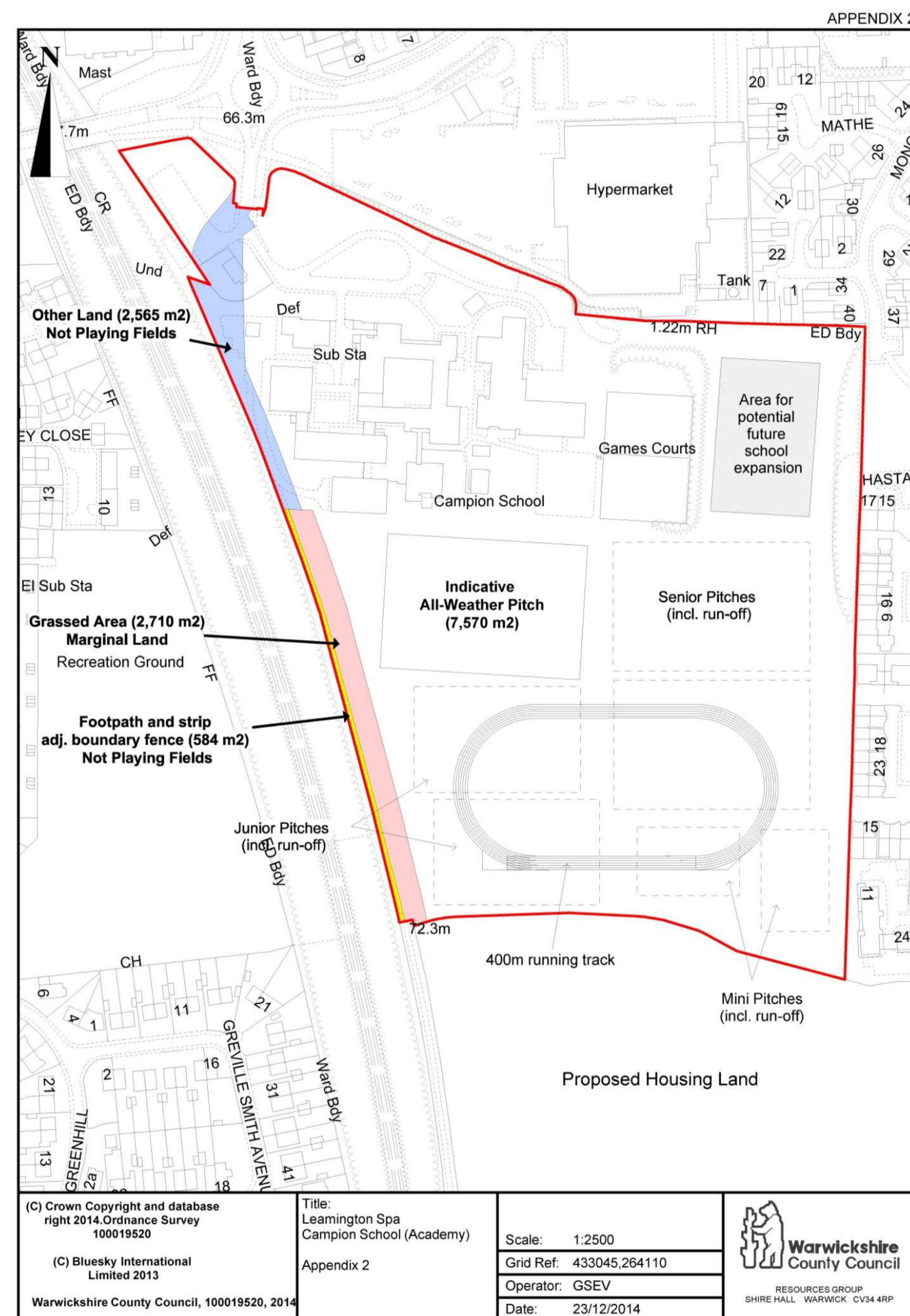


Figure 6: Appendix 2 from Cabinet Report

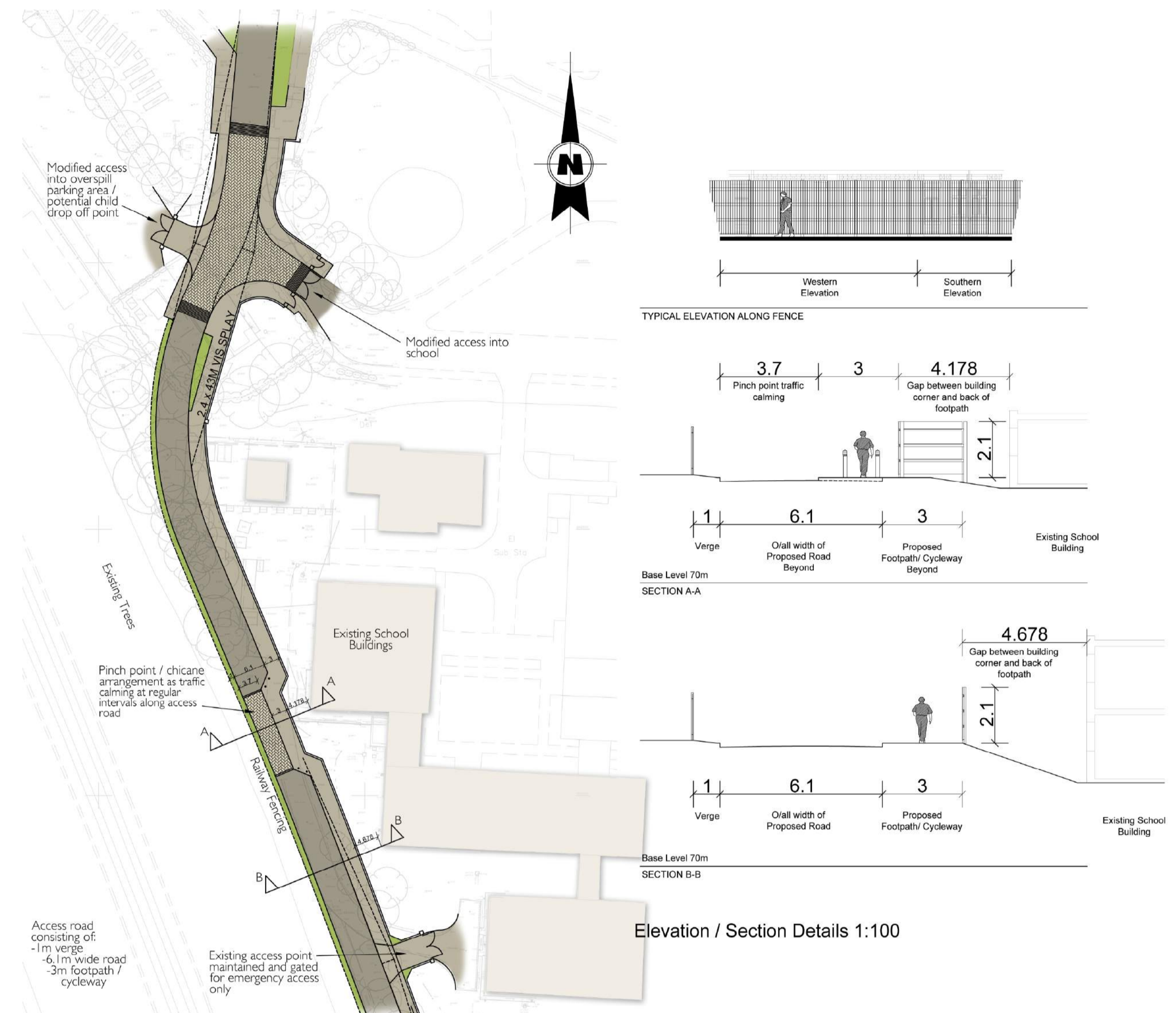


Figure 7: Potential road access

The plan above shows a possible way in which the proposed road access could be constructed in relation to the existing school buildings.

We believe the proposed scheme will cause the minimum amount of disruption to the school and the creation of this new roadway will enable traffic to circulate more smoothly around the Sydenham area.

On the basis of highway capacity, the existing road network is sufficient to accommodate significant development on the site to the south of the school without the creation of the new road.

How can you help?

We welcome your comments on this scheme and would ask you to complete and return a comments form if you wish to express an opinion on the scheme at this early stage. Your comments will be used to inform and formulate a planning application for this site.

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.

All comments received will be compiled and submitted to Warwick District Council (WDC) in a Statement of Community Involvement document.

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?

It is proposed to submit a planning application to WDC and this will be accompanied by a full range of supporting documents and technical reports.

When submitted WDC will announce receipt of the application. Details will be publicly available via the Council's website. Following submission to WDC there will then be a determination period.

During this period, comments can be made formally to the local planning authority on the application.

This exhibition is available to view at: www.framptons-planning.com/projectsandconsultations/ where comments can also be left.

Thank you for visiting this exhibition and for any feedback you wish to provide.

If you require further details or wish to keep in contact with the progress of this proposal please email enquiries@framptons-planning.com

The information you provide will be used for the purpose of this consultation exercise. The Data will be held securely in accordance with the General Data Protection Regulations (GDPR) from 25th May 2018. You are able to review our Privacy Policy at www.framptons-planning.com



Figure 8: Snapshots of concept masterplan

LAND SOUTH OF SYDENHAM: CONCEPT MASTERPLAN



Figure 5: Concept Masterplan