



**Land adjacent to  
Woodside Farm, Harbury Lane,  
Warwickshire**

**Presentation to the Proposed  
Review Development Forum**

November 2012

**B A T E S**  
Thomas Bates and Son Limited

Andrew Martin  
Planning  
Planning Design Development



# Summary of Presentation

- **The Applicant and its Consultant Team**
- **Planning Policy Context**
- **The Emerging Proposals**
  - Constraints and Opportunities
  - Environmental Impact Assessment
  - An Illustrative Layout Plan
  - Quantum of Development
  - Design Concepts and Garden City Principles
  - Public Consultation
- **Proposed Timetable for the Submission of an Outline Planning Application and Environmental Impact Assessment**

# The Applicant and its Consultant Team

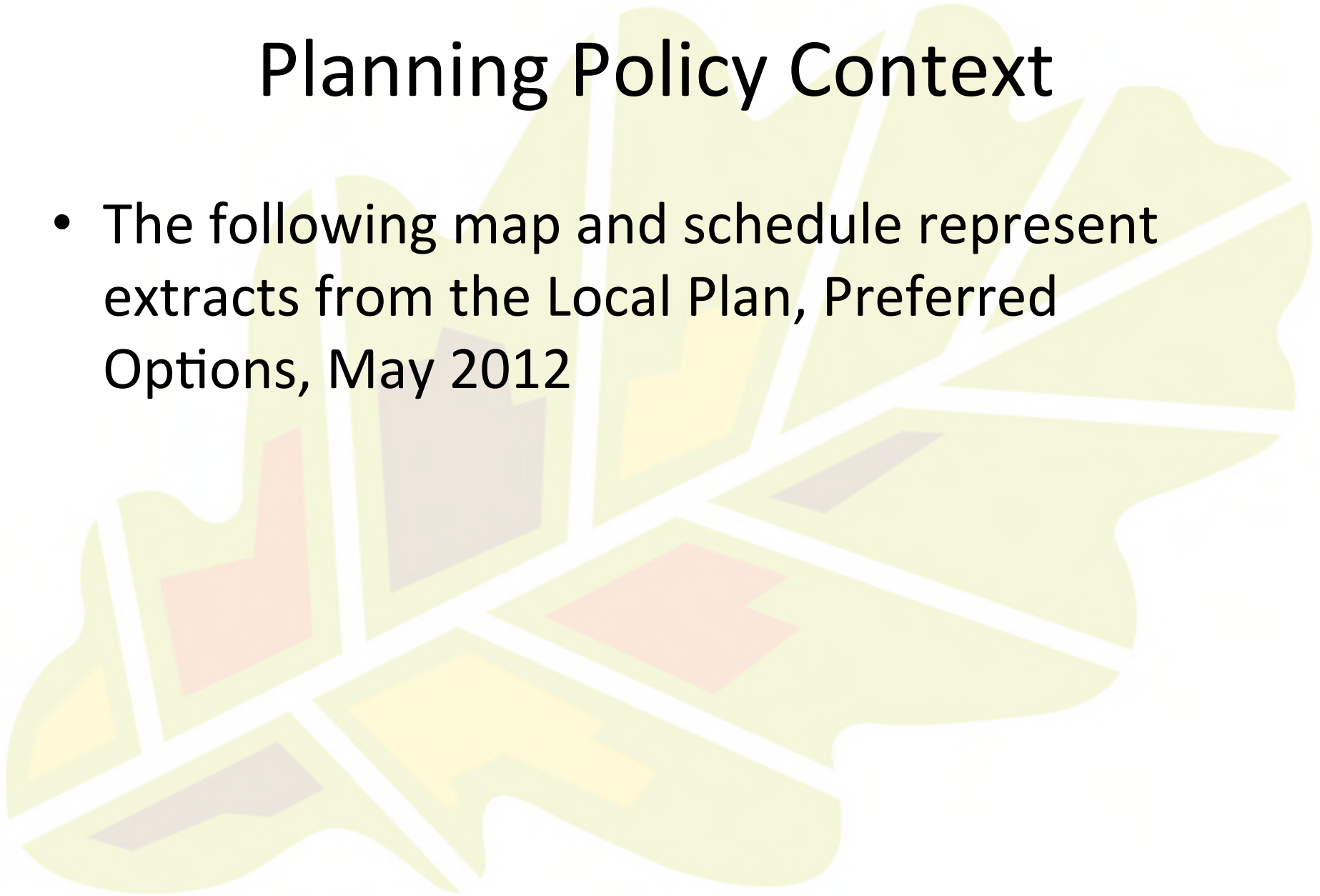
- Thomas Bates and Son Limited is a family run company that has owned land adjacent to Woodside Farm for over 60 years. Since established back in 1927 the company has delivered a variety of residential, commercial and industrial projects
- To prepare a planning application including Environmental Impact Assessment, the Company has appointed a team of specialist consultants:
  - **Andrew Martin – Planning** -Town Planning, Environmental Impact Assessment co-ordination, Design and Access Statement including Masterplanning
  - **Transport Planning Consultants** – Highways and Transportation
  - **RSK Environmental** – Noise and Vibration, Air and Climate and Utilities
  - **Catherine Bickmore Associates** – Ecology
  - **Capita Symonds** – Landscape and Visual Impact Assessment
  - **KM Heritage** – Cultural Heritage
  - **EPDS Consultants** - Education and Health
  - **WSP** – Flood Risk and Drainage Strategy, and Lighting
  - **Colchester Archaeological Trust** – Archaeology
  - **Local Dialogue** – Stakeholder Communications

# Planning Policy Context

- In Warwick District there is a limited availability of urban brownfield land and extensions to the urban area are therefore seen to offer the most sustainable location for growth
- Land adjacent to Woodside Farm has been allocated for 250 houses and open space, to be developed in Phase 1 of the plan period – 2011-2019
- The Council propose to work with developers and the local community to bring forward new developments in attractive surroundings under the principles of Garden Suburbs
- Mindful of the fact that the Council does not have a five-year supply of land for housing as national planning policy requires, and the lead-in times for actual delivery, the applicants have begun the preparation of an outline planning application and environmental impact assessment, in parallel with the emerging Local Plan

# Planning Policy Context

- The following map and schedule represent extracts from the Local Plan, Preferred Options, May 2012

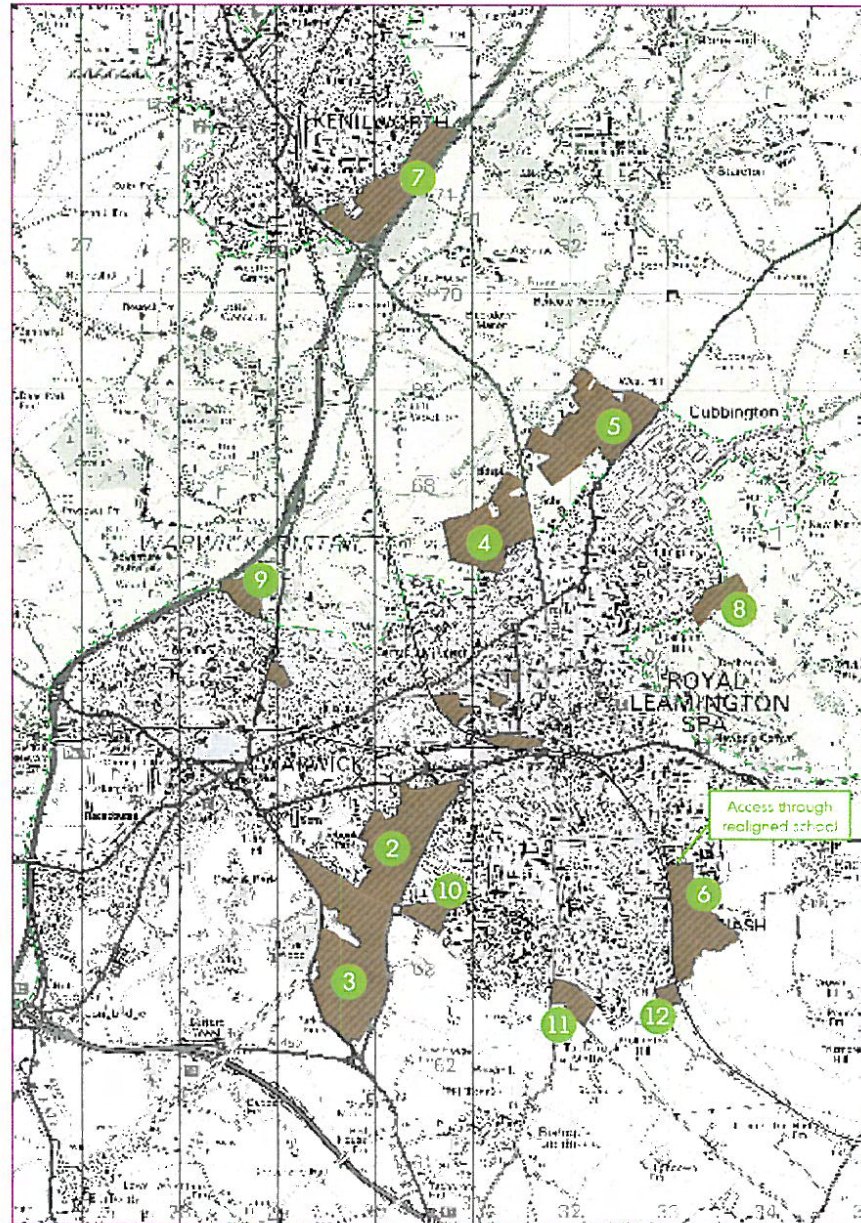


## PO4 Preferred Option: Distribution of Sites for Housing

Our preferred option is to allocate land for housing, employment, open space and community facilities in the following locations:

Location	Scale and Range of Uses
1 Sites within existing towns (see full report for details)	480 houses
2 Myton Garden Suburb (North of Gallows Hill/ West of Europa Way), Warwick	1100 houses, plus employment, open space and community facilities
3 South of Gallows Hill/ West of Europa Way, Warwick	1600 houses plus employment, open space and community facilities
4 Milverton Gardens (North of Milverton), Leamington	810 houses plus employment, open space and community facilities
5 Blackdown	1170 houses plus employment, open space and community facilities
6 Whitnash East/South of Sydenham	650 houses plus open space and community facilities
7 Thickthorn, Kenilworth	770 houses plus employment, open space and community facilities
8 Red House Farm, Lillington	200 houses plus open space
9 Loes Farm, Warwick	180 houses plus open space
10 Warwick Gates Employment Land	200 houses, plus open space
11 Woodside Farm, Tachbrook Rd	250 houses, plus open space
12 Fieldgate Lane/Golf Lane, Whitnash	90 house, plus open space
13 Category 1 villages	500 houses
14 Category 2 villages	About 350 houses

# Development Sites - (Urban Fringe)



# The Emerging Proposals



- Constraints and Opportunities
- Environmental Impact Assessment
- An Illustrative Layout Plan
- Quantum of Development
- Design Concepts and Garden City Principles
- Public Consultation



# Constraints and Opportunities



Andrew Martin  
Planning  
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# Constraints and Opportunities

