

## Land off Bush Heath Lane and Temple End | Harbury

### Introduction

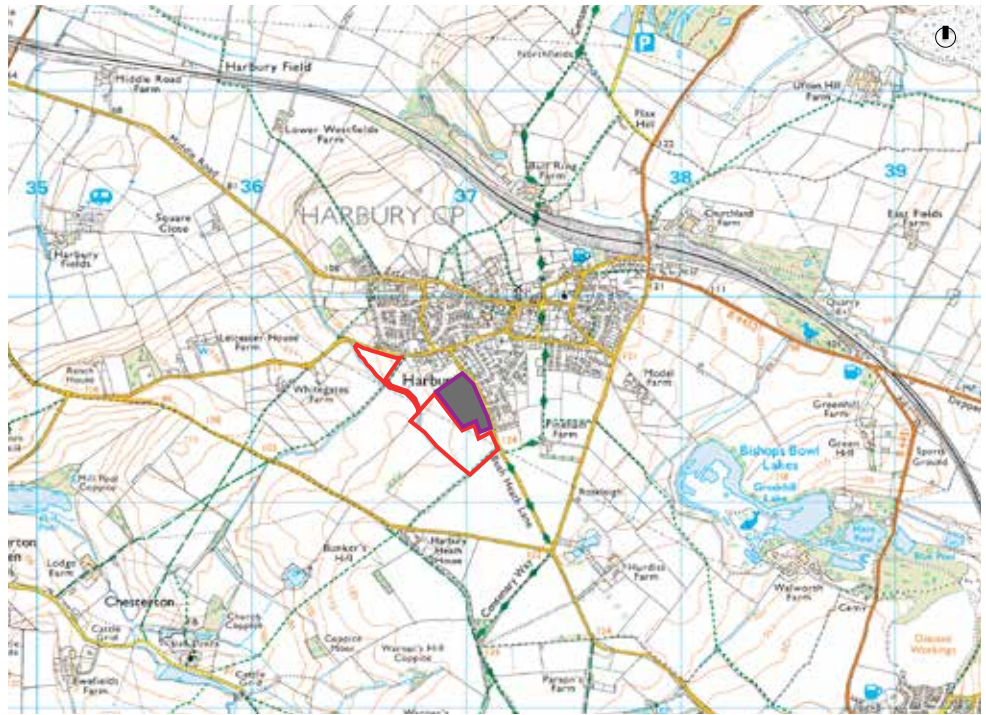
Gladman Developments Ltd has successfully invested in communities throughout the UK for over 20 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman Developments Ltd in order to present the emerging development proposal for land off Bush Heath Lane and Temple End, Harbury, to the local community.

### The Site

The site comprises two parcels of agricultural land located at the existing settlement edge of Harbury. The two parcels are linked by a linear belt of land through which a new pedestrian connection between the existing two Public Rights of Way footpaths is proposed.

The residential development site to the south comprises a single arable field to the west of Bush Heath Lane. Its eastern boundary adjoins and wraps around areas of modern residential development off Brooks Drive and access is taken off Bush Heath Lane.

The cemetery site comprises a single triangular shaped agricultural field to the west of Temple End. A tall mature hedgerow extends along the northern boundary with Temple End. The eastern boundary is defined by a post and rail fence and Public Right of Way. A watercourse bounds the site to the south.



 Site Boundary
  Consented residential development

### The Application

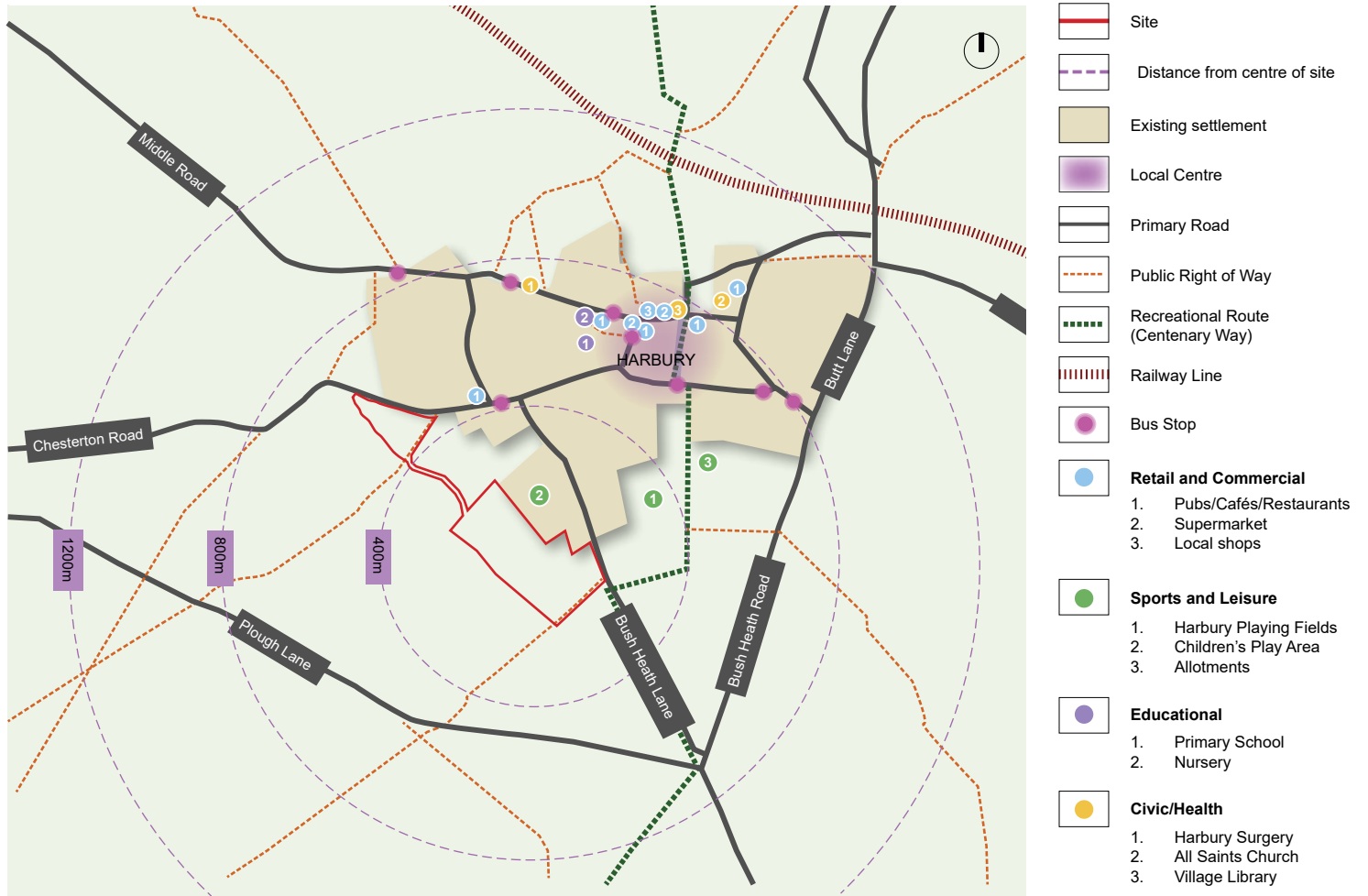
Gladman Developments Ltd intends to submit an outline application for up to 120 new homes and a village cemetery to Stratford-upon-Avon District Council. This would establish the principle of development and determine the access arrangements. All other details would form part of subsequent applications if planning approval is granted. The key features of the proposals are as follows:

- *Up to 120 new homes which respect the existing character of the village and surrounding landscape;*
- *New areas of public open space, equipped play and woodland planting, with existing features being retained and enhanced within a robust green infrastructure framework allowing for biodiversity enhancement;*
- *Creation of an attractive and accessible new cemetery which provides opportunities for a quiet contemplative space;*
- *Establishment of a new pedestrian route between existing Public Rights of Way creating a circular walking route enriching access connectivity into the village.*

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**A Sustainable Location**

The village centre is located approximately 600m north-east of the site. Harbury has a variety of shops and facilities including a primary school, surgery, supermarket, cafes and pubs. The village playing fields and sports pitches are located to the east of the residential site. The plan below identifies local facilities within 2km of the site. Analysis of existing services and facilities within the village and discussions with the Parish Council have identified the potential for the proposed development to deliver a new cemetery for the Harbury.



(Above) Local services and facilities



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### Historic Development and Local Character

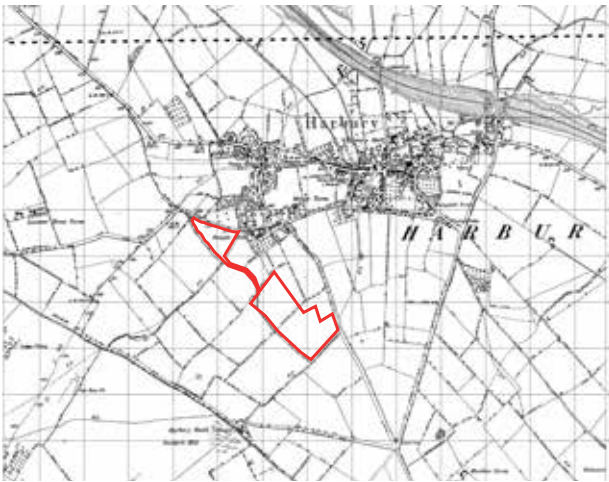
During the late nineteenth century, built development within the village was concentrated around All Saints Church with buildings also occurring along Temple End and Binswood End.

By 1974, the village had expanded to the south, east and west with new housing off Bush Heath Lane and north of Temple End. During the 1980's and 1990's, the village continued to grow east towards Butt Lane. Infill development is also evident in the 2006 map.

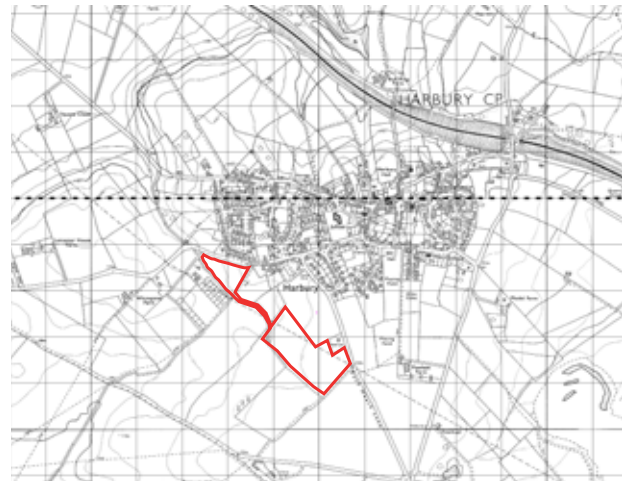
During the twentieth century, areas of modern residential

development were constructed to the east and west of Bush Heath Lane. Development within the site would adjoin existing areas of the settlement and is considered to represent a logical extension of the existing settlement pattern and can also deliver a substantial green landscape boundary that would soften the edge of the village at this location.

Harbury comprises a variety of architectural styles, materials and types as a result of these expansions. Buildings range from Victorian/Edwardian red brick through to post-war semi-detached and modern detached dwellings. The vast majority of buildings are two storeys in height.



Historic Map - 1886



Historic Map - 1974



Historic Map - 2006



Historic Map - 2018\*

\*(Consented residential development added)

## Landscape and Visual Appraisal

The site is located within the 'Lias Village Farmlands' Landscape Type as defined by the Warwickshire Landscape Project (1987). This is a small scale settled agricultural landscape which forms a low escarpment that falls off steeply to the northwest but merges more gradually with the adjoining Vale Farmlands to the south-east. Much of this area has a varied undulating topography and the farmed landscape is characterised by a geometric pattern of small to medium sized fields enclosed by thorn hedges.

Field surveys have determined that the visibility of the site from the wider landscape is restricted by the undulating topography, existing built development and tree and hedgerow cover. The most noticeable views into the site would be from Public Right of Way SM60, Bush Heath Lane and residential properties adjoining the site boundary. Occasional longer distance views from other Public Rights of Way to the south and west of the village are also possible with the site seen in the context of the existing settlement edge.



Viewpoint locations



Viewpoint 1: View south-west from Public Right of Way SM65



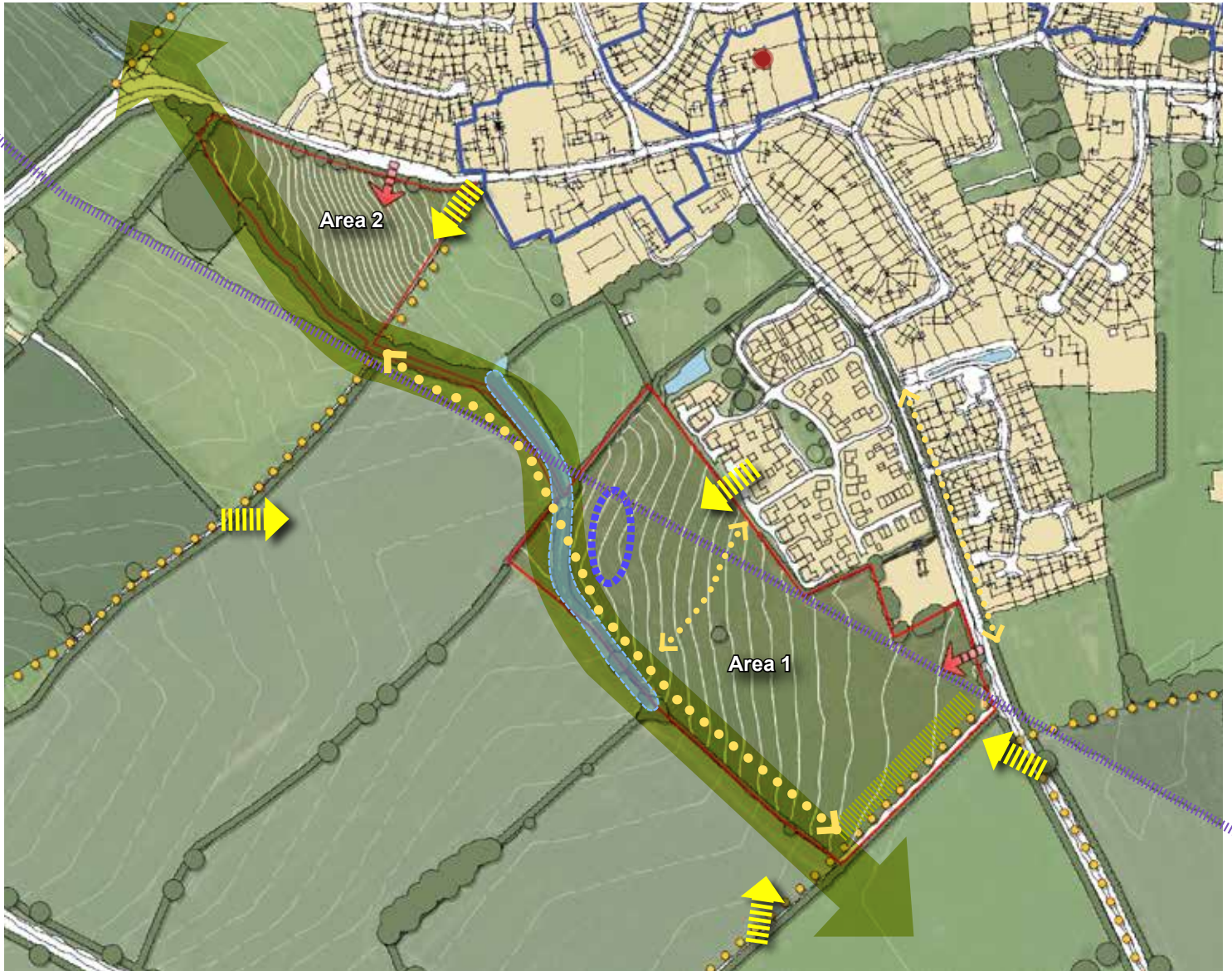
Viewpoint 2: View north-east from Public Right of Way SM60
















Viewpoint 3: View north-west from Bush Heath Lane

**Constraints and Opportunities**

The appraisal of the site and its context has demonstrated that there are no over-riding physical or environmental constraints to the type of development propose. Development of the site represents an opportunity to create new pedestrian connections, accessible open spaces and habitats.



- |  |  |   |
|--|--|---|
|  Site                                |  Key views                                  |  Existing dry ditch (with easement)   |
|  Potential vehicular access location |  Potential location for structural planting |  Potential attenuation basin location |
|  Potential pedestrian connection     |  Green corridor                             |  Conservation Area                    |
|  Public Right of Way                 |  Existing trees                             |  Listed Building                      |
|  Overhead cable                      |  |   |

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**Development Framework**

The Development Framework responds to the appraisal of the site and its context and various environmental and technical studies. The design proposals would create a new residential development and cemetery which would be well integrated with the existing settlement edge and set within a robust framework of new green infrastructure.



Site (9.45ha)	Potential location for pumping station	Indicative pedestrian route	Total Green Infrastructure
Proposed residential (4.21ha)	Proposed primary vehicular access	Existing public right of way	Indicative structural planting
Proposed cemetery Burial Plots (1.07ha)	Indicative primary vehicular route	Potential pedestrian connection	Potential location for equipped play
Proposed parking area (0.15ha)	Potential pedestrian connection	Potential location for attenuation basin	Existing vegetation

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### Thank you for taking the time to view our proposals

Your comments and suggestions are welcomed and will be taken into account as we develop and submit the final planning application. All comments and feedback received will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted, you will also be able to make further representations to Stratford-on-Avon District Council. Your comments will be taken into account before a decision is taken on the application.

You can keep up to date with the progress using our dedicated website which provides further information and includes an online feedback form for making comments.

### Comments

Comments can be sent in the following ways:

Website: [www.your-views.co.uk/harbury](http://www.your-views.co.uk/harbury)

Email: [comments@your-views.co.uk](mailto:comments@your-views.co.uk)  
(Please use "Harbury" as the subject line)

Post: Your Views - Harbury  
Gladman House  
Alexandria Way  
Congleton  
CW12 1LB



Public Consultation Leaflet

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted

As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.