

PROPOSED RESIDENTIAL
DEVELOPMENT AND
CEMETERY ON LAND OFF
BUSH HEATH LANE &
TEMPLE END, HARBURY

PUBLIC CONSULTATION

YOUR VIEW MATTERS TO US

Thank you for taking the time to read this information leaflet regarding a proposed residential development and cemetery at Harbury. This consultation offers you the opportunity to let us know your views and thoughts as we continue to form our proposals. What you have to say means a great deal to us and can influence and shape the future of your community.

We appreciate that people who live within the vicinity of our proposals may be concerned about matters such as increased levels of road traffic, loss of views and many other topics. In order to help address these concerns, we have put together a 'your questions answered' section within this leaflet and further information can be found on our dedicated website; the address can be found at the back of this leaflet.

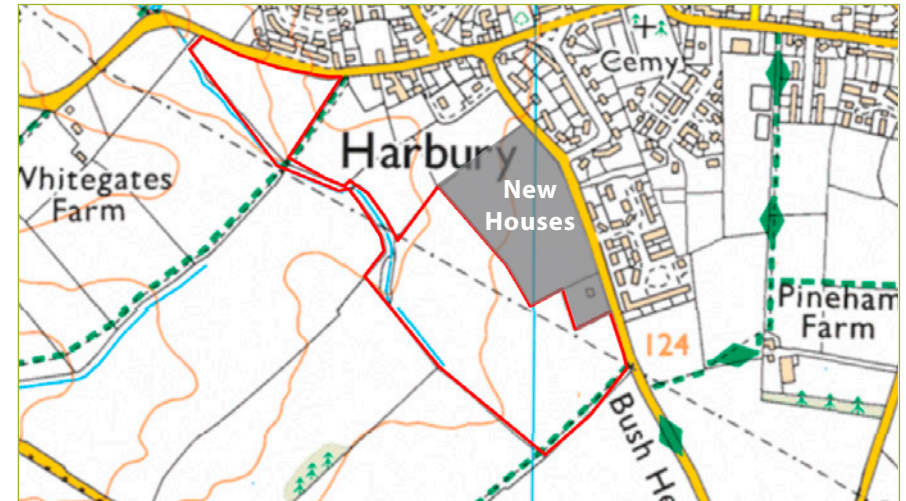
WHO ARE GLADMAN?

Gladman is a family-run business with over 30 years of experience within the land and development industry. Gladman previously obtained planning permission for the new houses off Bush Heath Lane. This high quality development also brought investment to the village, including funding to support improvement works to the Village Hall.



ILLUSTRATIVE PURPOSES ONLY

LOCATION PLAN



Contains Ordnance Survey data © Crown copyright and database right 2019

OUR APPROACH

Gladman recognises its responsibility to respect the character of the village and needs of the existing community. As well as providing housing for new and existing residents. We are also fully committed to delivering additional benefits to Harbury wherever possible. The Parish Council are presently seeking to create a new cemetery, as the existing one reaches its capacity.

Your comments and contributions will be received without prejudice to your rights to comment on a future planning application. By having your say, you will have helped shape the development's design and, where appropriate, off-site improvements if planning permission is granted.

OUR DEVELOPMENT PROPOSAL

A residential development to include:

- Up to 120 new homes of varying sizes, types and tenures (including up to 35% affordable housing);
- New publicly accessible greenspace in the form of woodland & hedgerows and play areas and footpaths;
- We will provide a sustainable drainage solution to manage surface water run off, such as attenuation basins or ponds and / or through the use of permeable surfaces;
- We will provide a footpath link between the existing Public Right of Way footpaths that currently bound the sites.

A cemetery to include:

- Capacity for excess of 200 years of burials;
- New access off Temple End, with dedicated car park;
- Open space for contemplation, positioned to appreciate the significant view identified in the Neighbourhood Plan;
- We will provide a sustainable drainage solution to manage surface water run off and use permeable surfaces.



ILLUSTRATIVE PURPOSES ONLY

HOW COULD HARBURY BENEFIT?

The proposed development has the potential to deliver the following benefits:

- A high quality landscape setting which will be of benefit to both existing and future residents of Harbury;
- New public open space and footpaths for residents to enjoy;
- Fully equipped play space to cater for a range of ages;
- 35% affordable housing to help those wanting to get onto the property ladder within your community;
- New high quality housing; and
- New cemetery to serve the needs of the community, with car parking and open space.

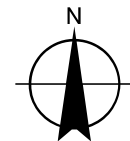
We believe that a development should provide an opportunity to improve the range and quality of services that are available in Harbury. We would be very interested to hear your views on any additional services or improvements that would be of value to your community.

PROPOSED DEVELOPMENT FRAMEWORK

The indicative Development Framework Plan below shows how the site could be developed and incorporates the constraints and opportunities identified through our initial assessments.



ILLUSTRATIVE PURPOSES ONLY



YOUR QUESTIONS ANSWERED...



Why Harbury?

The proposed sites are suitable and sustainable locations for new development. We believe that the new cemetery will provide the village with a space that will serve the needs of the community for a period in excess of 200 years. While the new houses will enhance the village and support its existing services and facilities.

Will our roads be able to cope?

There are sometimes concerns associated with an increase in traffic as a result of a proposed development. Our specialist highways consultants work with your local highways authority to ensure that the development can be accommodated, taking into account any proposed improvements.

Access to the residential site is proposed off Bush Heath Lane and access to the cemetery will be taken off Temple End. These are considered the safest and most appropriate locations to access the site and have been discussed with the local highways authority.



What kind of housing will be provided?

The proposed development will be a mix of sizes, catering for all members of the community. Alongside market housing, the development will also provide up to 35% affordable homes, which will allow those such as first time buyers greater scope to remain in the area. The range of affordable homes, as defined by government, is expected to be shared ownership, discounted open market and rented homes. The exact mix of house sizes and tenures will be agreed in negotiation with your local authority housing team.

Is the cemetery site suitable for burials?

The proposed cemetery has been assessed and is suitable to accept burials without impacting on the environment (including watercourse). Our specialist hydrology consultant work with the Environment Agency to ensure that the cemetery can be accommodated, taking into account any suggested mitigation measures.



YOUR QUESTIONS ANSWERED...



Will our local services be able to cope?

Local businesses such as shops, the Post Office and public houses are likely to benefit from the additional custom that the residential development will generate; therefore, boosting the local economy and ensuring the future viability of these services.

Will the housing development increase the risk of flooding?

We conduct in-depth research into the risk of flooding and mitigate any risk that is identified. The site lies in Flood Zone 1 which is identified as being at low risk of flooding.

Our surface water strategy is to ensure that no more water runs off the site post development than currently is the case. This will be achieved through creating basins on site to hold surface water run-off, before controlling the release of this water through infiltration or into the existing water network.



What would this mean for the local economy?

After some preliminary research, taking into account the increase in people working from home, the proposed development could lead to a significant boost in local spending and a potential reduction in commuter levels to surrounding employment areas. Estimates indicate that the gross spending power of the new residents could be in excess of £3.4 million each year, a proportion of which will be spent in the locality.

YOUR QUESTIONS ANSWERED...



Will our services be able to cope?

Often people are concerned that the proposed new development will put pressure on the local services. As a result, financial contributions will be made where there is a need to increase capacity in these services, such as the local schools and GP surgery.

If granted permission, the developer would be required to make financial contributions to fund improvements to local services and infrastructure. In this District, this is now mainly done through the Community Infrastructure Levy (CIL) and is charged at a rate of £150 per square metre of new open market residential accommodation. The Council would decide how this money was spent, but it might be used for projects such as additional schools capacity, health care infrastructure, green infrastructure projects and library provision.

As Harbury has a made Neighbourhood Development Plan, the Parish Council will benefit from 25% of the total CIL revenue. It is estimated that the Parish Council would receive around £250,000 which they be able to spend on their local priorities.

What impact will it have on our environment?

We aim to enhance the environment as part of our proposal. Green infrastructure, comprising of new publicly accessible greenspace, equipped play area and recreational paths are proposed. A path will link both sites and connect into the existing Public Rights of Way network.



The land we are proposing to build homes upon is currently intensively farmed and is therefore home to very few species of plants or animals. It is accepted by wildlife experts that suburban gardens, balancing ponds and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field. Therefore the range of biodiversity will be greatly increased by our proposals.

A specialist ecology consultant has been appointed to survey the proposed site for protected species. The land we are proposing to use for the cemetery is a triangular field. It is bounded by a watercourse along the southern boundary, Temple End Road to the north, Public Right of Way and agriculture land to the east. No burial plots will be within 30m of the watercourse, a substantial landscaped boundary is proposed. The proposed parking area will be built on a permeable grass paving system and pathways will be permeable. No buildings are proposed. To ensure that we have comprehensively evaluated the site for ecology and wildlife, additional surveys will take place prior to the determination of the planning application. Whilst the additional surveys may identify that there are protected species on-site, the development proposals will provide adequate mitigation, and wherever possible enhancement, to ensure these species are protected.

WHAT HAPPENS NEXT?

We are in the process of preparing a planning application for Harbury and this consultation is part of that process. We will carefully consider your responses and use these to finalise our proposals.

A range of assessments and reports on matters such as ecology, heritage, flooding, highways and landscape will further help shape our proposals.

There will be a further opportunity for you to make formal representations to the Stratford Upon Avon District Council once an application has been submitted and before a decision on the proposal is made.

YOUR VIEWS ARE IMPORTANT TO US

You can keep up to date on our progress using our dedicated website which includes an online feedback form for making comments:

Submit your comments and find out more on our website:

www.your-views.co.uk/harbury

Alternatively, contact us by email: comments@your-views.co.uk (please use "Harbury" as the subject line)

Or, write to us:

Your Views; Harbury
Gladman House,
Alexandria Way,
Congleton,
Cheshire,
CW12 1LB

Please note that all of the information we are providing to you in this document and on our website is in draft form and will be refined and updated as part of the entire consultation exercise. Not only will our proposals be shaped by your responses, we also cannot be as knowledgeable as local people who have lived and often grown up in Harbury, so if we have made errors or omissions in our work to date we will be grateful for help in correcting these.



www.your-views.co.uk/harbury

www.gladmanland.co.uk

01260 288800

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.