

Additional Guidance Notes

If you experience difficulty in the provision of off-site sewers to serve your proposed development, an application for requisition sewers under Section 98 Water Act 2003 may be appropriate on request to this office.

If there are existing public sewers within the curtilage of the development site that may affect the proposed development, the option to divert them under Section 185 Water Act 2003 may be available. All costs incurred would lay with the Applicant.

All potentially adoptable sewers must be designed and constructed in accordance with the guidelines in Sewers for Adoption (6th Edition), after 1st May 2006. A Severn Trent Water Addendum for Foul Sewage Pumping Stations will be available at www.wrcplc.co.uk/sfa.

If the sewers are to be offered for adoption or if the development works could affect the public sewerage system, the Developer should approach Severn Trent Water Ltd to discuss their proposals in detail. This is to ensure the Developer is aware of the Company's requirements which could affect the development design and/or programme.

In cases where the complexity of both the existing receiving sewerage system and the proposed additional sewerage necessitates the construction of a suitable computer model, Severn Trent Water can offer this service. Enquiries should be addressed to James Arkesden in our Infrastructure Strategy Team who can be contacted on 07583 894202 (Wed – Fri only) or email to: sewer.capacity@severntrent.co.uk.

Severn Trent Water has no knowledge of any specific land drainage issues involving this site. The Developer is to contact and seek approval of The Environment Agency, Local Authority etc. regarding any means of surface water disposal to the land drainage system, required attenuation, discharge consent etc.

All enquiries with respect to the supply of sewer records only should be directed to Severn Trent Water Limited, Asset Data Management, PO Box 5344, Coventry. CV3 9FT (Tel. 0845 601 6616).

Asset Protection
Waste Water East

SUPPLEMENTARY GUIDANCE NOTES

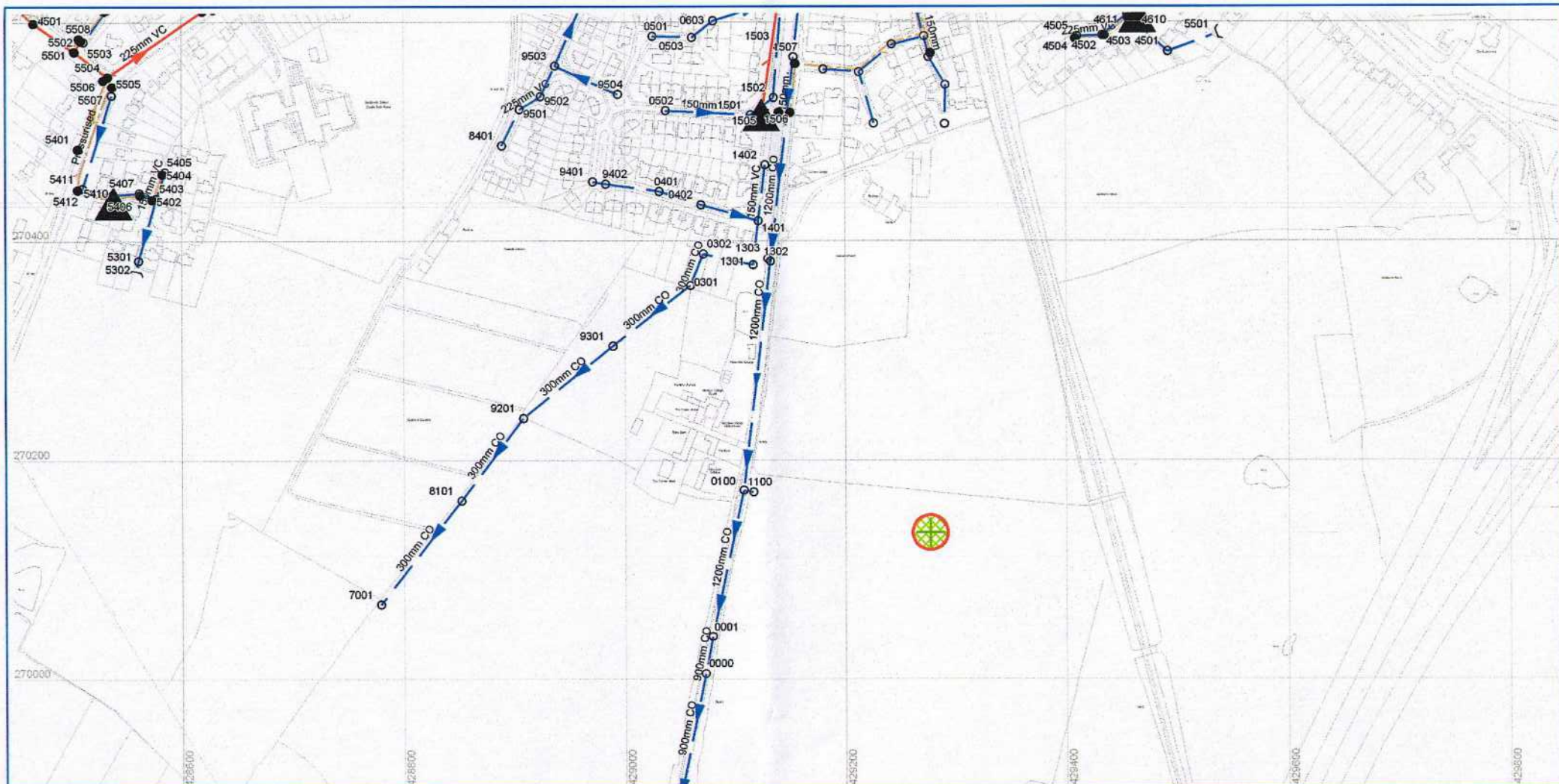
In 2006 the Government issued national advice in the form of "Planning Policy Statement 25: Development and Flood Risk" that seeks to reduce the impact of development on surface water runoff. This advice is generally followed by Local Authorities through both the Building Regulations (Approved Document H) and the imposition of appropriate planning conditions. Severn Trent welcomes this advice and supports such planning conditions that impose flow restrictions. It is considered that in accordance with current guidance disposal of storm runoff from the development should be dealt with as follows:

1. By soakage into the site's subsoil, subject to suitable ground soakage capacity and any contamination present. If ground soakage proves inadequate, evidence should be submitted to Severn Trent Water. The evidence should be either percolation test results or a statement from the SI consultant (extract from report or a supplementary letter) stating that soakaways would be ineffective. A connection to public sewerage (existing or adoptable) would then be considered reasonable with flows as:
2. Brown field development site: If storm runoff from the existing development is connected to the public sewerage system, then peak storm flows from the proposed development up to that generated from the previous connected impermeable area may be connected to the network subject to the details of the existing storm connection arrangements being submitted to Severn Trent Water.

For existing storm connections to the public foul sewerage system, any new storm connection to the public storm sewerage system (if available) should be limited to 5 litres/sec/ha (option A) OR a peak flow to be determined by the Company from its developer-funded hydraulic modelling of the public storm sewerage system (option B). The developer may choose either option. Existing flows should be assessed as the lower of $Q=2.78 \times 50 \times A_{imp}$ l/s (A_{imp} ha) and the unsurcharged capacity of the outfall pipe(s).

In addition to this restriction, for Brownfield developments, the Company would also suggest a reduction in surface water flow to the public sewerage systems of 20%. It should be noted that the Company would like to see any flow attenuation based on a 30 year critical duration storm design in accordance with 'Sewers for Adoption' current edition.

3. Green field development site: If the site is a green field development i.e. not involving any demolition of buildings or paved areas connected to the public sewerage system, then the storm runoff from the proposed development may be connected to the public sewerage system subject to peak storm flows (30 year design storm) being limited to a green field runoff of 5 litres/sec/ha (subject to a minimum of 5 litres/sec), applied to the gross area of the site, subject to sufficient capacity in the network.



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- Sewerage Isolation Valve
- Soakaway
- Surface Water Manhole
- Vent Column
- Waste Water Storage
- Pre-1937 Properties

MATERIALS

- AC - ASPHALT CEMENT
- BR - BRICK
- CC - CONCRETE BOX CULVERT
- CI - CAST IRON
- CO - CONCRETE
- CSB - CONCRETE SEGMENTS (BOLTED)
- CSU - CONCRETE SEGMENTS (UNBOLTED)
- DI - DUCTILE IRON
- GAC - GLASS REINFORCED CONCRETE
- GSP - GLASS REINFORCED PLASTIC
- MAC - MASONRY IN REGULAR COURSES
- MAR - MASONRY RANDOMLY COURSED
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- PP - POLYPROPYLENE
- PSC - PLASTIC STEEL COMPOSITE
- PVC - POLYVINYL CHLORIDE
- RPM - REINFORCED PLASTIC MATRIX
- SI - SPUN (GREY) IRON
- ST - STEEL
- U - UNKNOWN
- YC - YTTREIUM CLAY
- XXX - OTHER

SHAPE

- C - CIRCULAR
- E - EGG SHAPED
- O - OTHER
- R - RECTANGLE
- S - SQUARE
- T - TRIANGULAR
- U - UNKNOWN

PURPOSE

- C - COMBINED
- F - FINAL EFFLUENT
- F - Foul
- L - SLUDGE
- S - SURFACE WATER

CATEGORIES

- W - WEIR
- C - CASCAD
- DB - DABBOARD
- SE - SIDE ENTRY
- FV - FLAP VALVE
- BD - BACK DROP
- S - SPRING
- HD - HIGHWAY DRAIN
- SD4 - SECTION 104



Severn Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV4 9FT
Telephone: 0245 601 6816

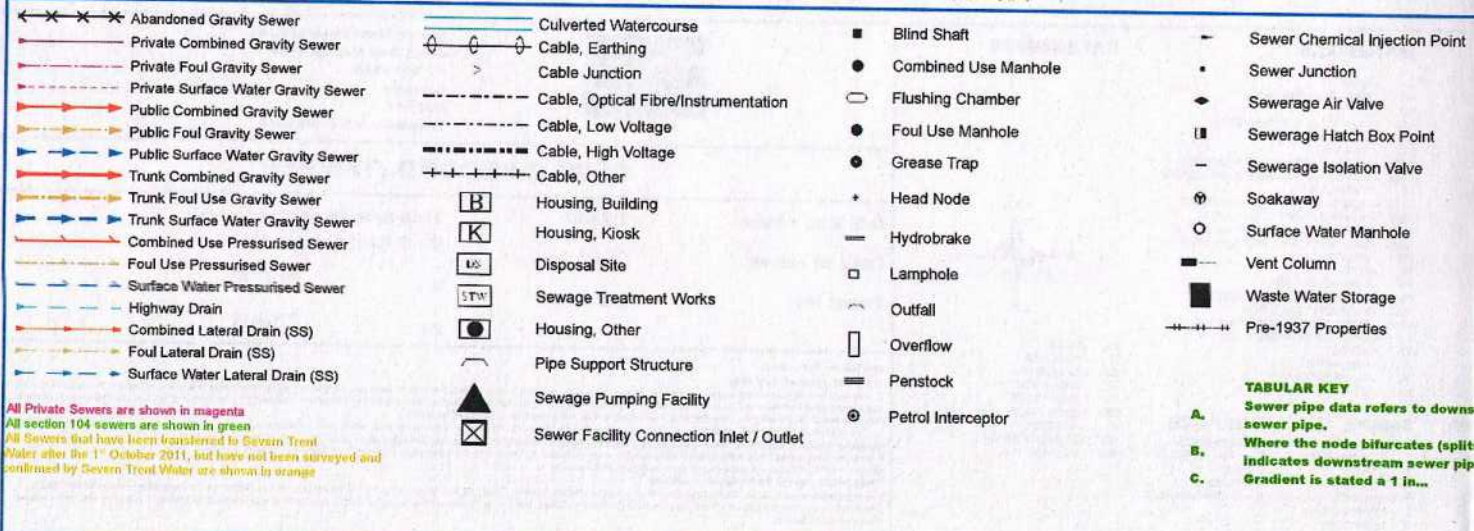
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Date of issue: 07.07.14

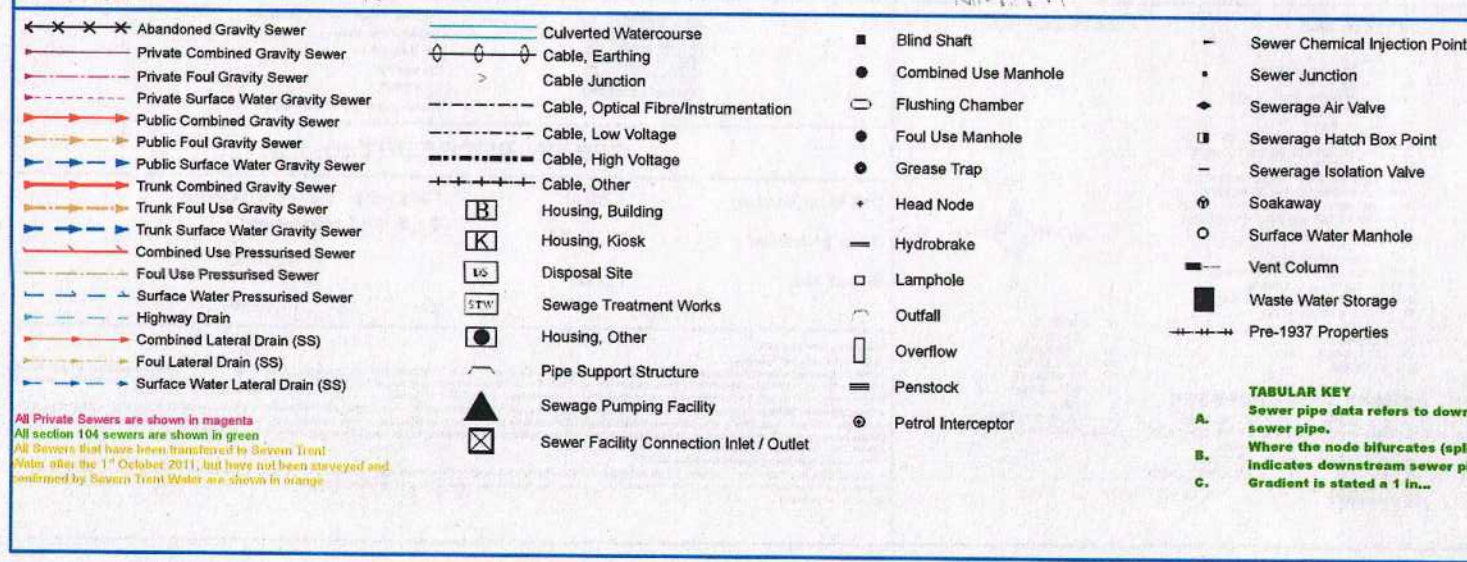
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3. On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, transferred to the ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2015 (date to be confirmed).
Private pumping stations, which form part of these sewers or lateral drains, will transfer to the ownership of Severn Trent Water on or before 1 October 2016.
Severn Trent Water does not possess complete records of these assets.
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S CEMENT BOX CULVERT SEGMENTS (BOLTED) SEGMENTS (UNBOLTED) ON FORCED CONCRETE FORCED PLASTIC IN REGULAR COURSES RANDOMLY COURSED NE YLENE EEL COMPOSITE CHLORIDE ED PLASTIC MATRIX Y) IRON W N E S W - WEIR C - CASCADE DB - DAMBOARD SE - SIDE ENTRY PV - FLAP VALVE BD - BACK DROP S - SIPHON HD - HIGHWAY DRAIN		SEVERN TRENT WATER Sewern Trent Water Limited Asset Data Management PO Box 5344 Coventry CV3 9FT Telephone: 0845 601 6616	
PURPOSE C - COMBINED E - FINAL EFFLUENT F - FOUL L - SLUDGE S - SURFACE WATER		SEWER RECORD (Tabular) O/S Map scale: 1:2500 Date of issue: 07.07.14 Sheet No. 1 of 2	
		This map is centred upon: O / S Grid reference: x : 429330 y : 270468	
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CATEGORIES	
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BR	- BRICK
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CI	- CAST IRON
CO	- CONCRETE
CSB	- CONCRETE SEGMENTS S (BOLTED)
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DI	- DUCTILE IRON
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MAC	- MASONRY IN REGULAR COURSES
MAR	- MASONRY RANDOMLY COURSED
PE	- POLYETHYLENE
PF	- PITCH
PP	- POLYPROPYLENE
PBC	- PLASTIC STEEL COMPOSITE
PVC	- POLYVINYL CHLORIDE
RPM	- REINFORCED PLASTIC MATRIX
SI	- SPUN (GREY) IRON
ST	- STEEL
U	- UNKNOWN
VC	- VITRIFIED CLAY
XXX	- OTHER

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On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, transferred to the ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012 (date to be confirmed). Private pumping stations, which form part of these sewers or lateral drains, will transfer to the ownership of Severn Trent Water on or before 1 October 2016.

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Sewer Node

REFERENCE	COVER LEVEL	INV LEVEL UPSTR	INV LEVEL DOWNSTR	PURP	MATL	SHAPE	MAX SIZE	MIN SIZE	GRADIENT	YEAR LAID
SP28708101	83.64	80.94	79.23	S	CO	C	300	nil	70.06	nil
SP28708401	86.99	86.10	85.89	S	VC	C	150	nil	174.62	nil
SP28709201	85.75	81.06	80.94	S	CO	C	300	nil	720.00	nil
SP28709301	nil	nil	81.07	S	CO	C	300	nil	0.00	nil
SP28709401	85.98	83.98	83.76	S	VC	C	150	nil	52.91	nil
SP28709402	85.79	83.73	83.40	S	VC	C	225	nil	151.59	nil
SP28709501	87.39	85.86	85.75	S	VC	C	225	nil	204.27	nil
SP28709502	87.29	85.74	85.61	S	VC	C	225	nil	237.46	nil
SP28709504	87.24	85.69	85.60	S	VC	C	225	nil	696.11	nil
SP29700001	77.12	72.94	72.62	S	CO	C	900	nil	109.52	2006
SP29700100	81.78	73.07	72.94	S	CO	C	1200	nil	1007.65	2006
SP29700301	82.67	81.93	nil	S	CO	C	300	nil	0.00	nil
SP29700302	83.09	82.15	81.93	S	CO	C	300	nil	136.43	nil
SP29700401	84.92	83.40	83.15	S	VC	C	225	nil	159.40	nil
SP29700402	84.36	83.15	82.72	S	VC	C	225	nil	125.00	nil
SP29700502	86.41	85.62	84.76	S	VC	C	150	nil	89.65	nil
SP29701100	83.28	79.02	78.80	S	CO	C	450	nil	38.74	2006
SP29701301	82.93	82.36	82.15	S	CO	C	300	nil	219.52	nil
SP29701302	83.57	73.38	73.11	S	CO	C	1200	nil	777.78	2006
SP29701303	83.65	80.70	80.66	S	PE	C	400	nil	98.25	2007
SP29701401	83.94	82.71	82.36	S	VC	C	225	nil	116.06	nil
SP29701402	84.16	83.16	82.73	S	VC	C	150	nil	119.47	nil
SP29701501	85.49	84.76	84.80	S	VC	C	225	nil	0.00	nil
SP29701502	85.46	84.80	84.84	S	VC	C	225	nil	0.00	nil
SP29701506	85.11	80.97	80.97	C	VC	C	225	nil	0.00	nil
nil	nil	nil	nil	F	nil	nil	nil	nil	0.00	nil
nil	nil	nil	nil	S	nil	nil	nil	nil	0.00	nil

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- Blind Shaft
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- Pre-1937 Properties

TABULAR KEY
Sewer pipe data refers to downstream sewer pipe.
Where the node bifurcates (splits) X and Y indicates downstream sewer pipe.
Gradient is stated a 1 in...

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CATEGORIES

- WEIR
- CASCADE
- DAMBOARD
- SIDE ENTRY
- FLAP VALVE
- BACK DROP
- SIPHON
- HIGHWAY DRAIN
- SECTION 104



Severn Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV3 9FT
Telephone: 0845 601 6616

SEWER RECORD (Tabular)

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270000

269800

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- S104 - SECTION 104

Sewer Node

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SP29690600	64.88	63.11	63.03	S	CO	C	900	nil	130.50	2006
SP29690601	65.40	63.18	63.13	S	CO	C	900	nil	264.00	2006
SP29690700	65.81	63.49	63.19	S	CO	C	900	nil	110.30	2006
SP29690800	69.83	67.50	63.50	S	CO	C	900	nil	35.45	2006
SP29700000	75.91	72.62	67.50	S	CO	C	900	nil	27.56	2006
SP29700001	77.12	72.94	72.62	S	CO	C	900	nil	109.52	2006



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9th June 2014

FAO Andrew Roberts
M-EC
Wellington House
Leicester Road
Ilstock
Leicestershire
LE67 6HP

Severn Trent Water Limited
Accounts Receivable
PO Box 5311
Coventry
CV3 9FL

www.stwater.co.uk/developers

Tel 07834420252

e-mail Chris.booth@sew-entrent.co.uk

PLEASE QUOTE REFERENCE

8146781

IN ANY FUTURE
CORRESPONDENCE

Dear Mr. Roberts

Re: Clean Water Development Enquiry For: Warwick Road, Kenilworth, Warwickshire, CV8 1HN.

Thank you for your recent enquiry regarding the above site. Please find enclosed a copy of our records which show the approximate position of our existing water mains. The water mains shown would normally be laid to a cover of 900mm and our services (which are not shown on the plan are normally laid at right angles to the main) must be laid to a minimum of 750mm. When excavating, care should be taken to accurately locate our mains and services, as they may be found at shallower or deeper depths than indicated. There may also be private pipework crossing the site.

About Your Application

Based on the details provided in your application, I am pleased to confirm that we can supply your proposed development of 150 dwellings from our existing 125mm PE main in Warwick Road at an approximate grid reference 429128, 270280.

When the site is developed, your contribution to the new water main(s) will be reduced by the income we will receive from the connected properties. The budget cost (exclusive of VAT for Severn Trent constructing the new water main(s) is:

New Water Mains (inclusive of connection cost)	£125,600
--	----------

Budget Developer Contribution	£0.00
--------------------------------------	--------------

You are able to elect a Lloyd's accredited contractor to self-construct the new water mains (in accordance with Severn Trent's published scheme), Severn Trent is prepared to give an Asset payment for the constructed water mains. For more details on Lloyd's accredited contractors please visit www.lloydsregister.co.uk/schemes/WIRS

Estimated Asset Payment	£122,100
--------------------------------	-----------------

Please note that the above budget costs are based on a desktop assessment of your site and the information provided by yourselves. These do not include the cost of the individual service connections or infrastructure charges to each of the plots. For further details please refer to our Developer Charges booklet which can be found on our website. Please bear in mind that should you make a water main requisition application, a more detailed assessment of your site will be carried out and therefore the cost estimate may vary from the budget cost outlined above.

What Happens Next

If you wish to proceed with obtaining water infrastructure for the development, please read the guidance notes and complete the Water Main Requisition application form (WM1) enclosed. When you submit your application form please provide a copy of your site layout plan in AUTOCAD 2004 format. STW will then carry out a detailed assessment of your site and provide you with a cost estimate.

It should be noted that if the site has had a previous use other than for Greenfield/agriculture, we will need a ground investigation report to be provided with your application. The information from this report will be required to determine what pipe material will need to be laid on the site. If you do not provide a ground investigation report and your site is neither Greenfield nor agriculture you will be required to lay barrier pipe to supply your development.

Yours sincerely

Chris Booth
On behalf of
Dylan Smith
Customer Requirements Manager

Network Enquiry No : 180001824
Your Reference : 21088

nationalgrid

Network Strategy
Block 4 Area 6
Brick Kiln Street
Hinckley
LE10 0NA.

National Gas Emergency Service - 0800 111 999* (24hrs)
*calls will be recorded and may be monitored

ANDREW ROBERTS
M-EC
WELLINGTON HOUSE
LEICESTER ROAD
IBSTOCK, LEICESTERSHIRE
LE67 6HP

Date : 4th June 2014
Contact : Roger Harman
Direct Tel : 0845 3666758
Direct Fax : 0845 0700868
Email : networkdesign@nationalgrid.com

www.nationalgrid.com

Dear ANDREW,

Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, WARWICK ROAD, KENILWORTH, CV8 1HN.

Thank you for your enquiry which we received on 28th May 2014. I enclose details of National Grid Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is 130 metres from the site boundary and it is a Low Pressure main.

Standard design pressures have been used. Refer to www.nationalgrid.com.

Plans attached: Yes

A copy of the National Grid Connections Charging Statement referenced in this letter can be found on National Grid's website:

<http://www.nationalgrid.com/uk/Gas/Charges/statements/connection/publications/>

If you require a printed version please contact us on the details provided above.

I trust this meets with your requirements at this stage. If you have any queries please do not hesitate to contact Roger Harman on the above number.

Yours sincerely,

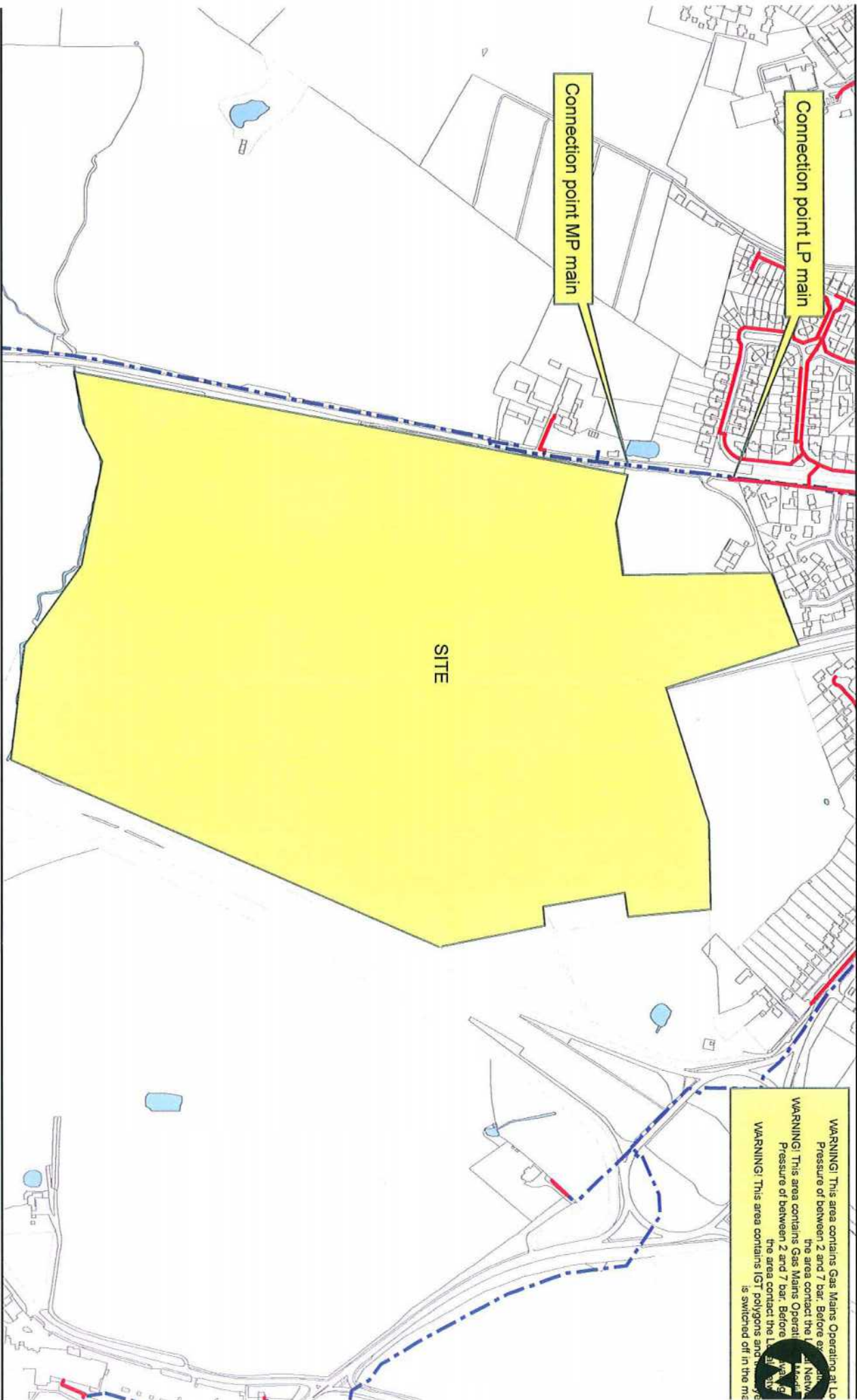

Adam Leeson
Design Specialist

Mewes Engineering Consultants
Received: 5/6/14
Project No: 21088
Circulate To: AR
Copied To:
Action:



National Grid Gas plc
Registered No.2006000
Registered Address 1-3 Strand, London, WC2N 5EH

Letter Id: CRM013
Page 1 of 1



WARNING! This area contains Gas Mains Operating at Low Pressure of between 2 and 7 bar. Before excavation, the area contact the Local Network Operator.

WARNING! This area contains Gas Mains Operating at Medium Pressure of between 2 and 7 bar. Before excavation, the area contact the Local Network Operator.

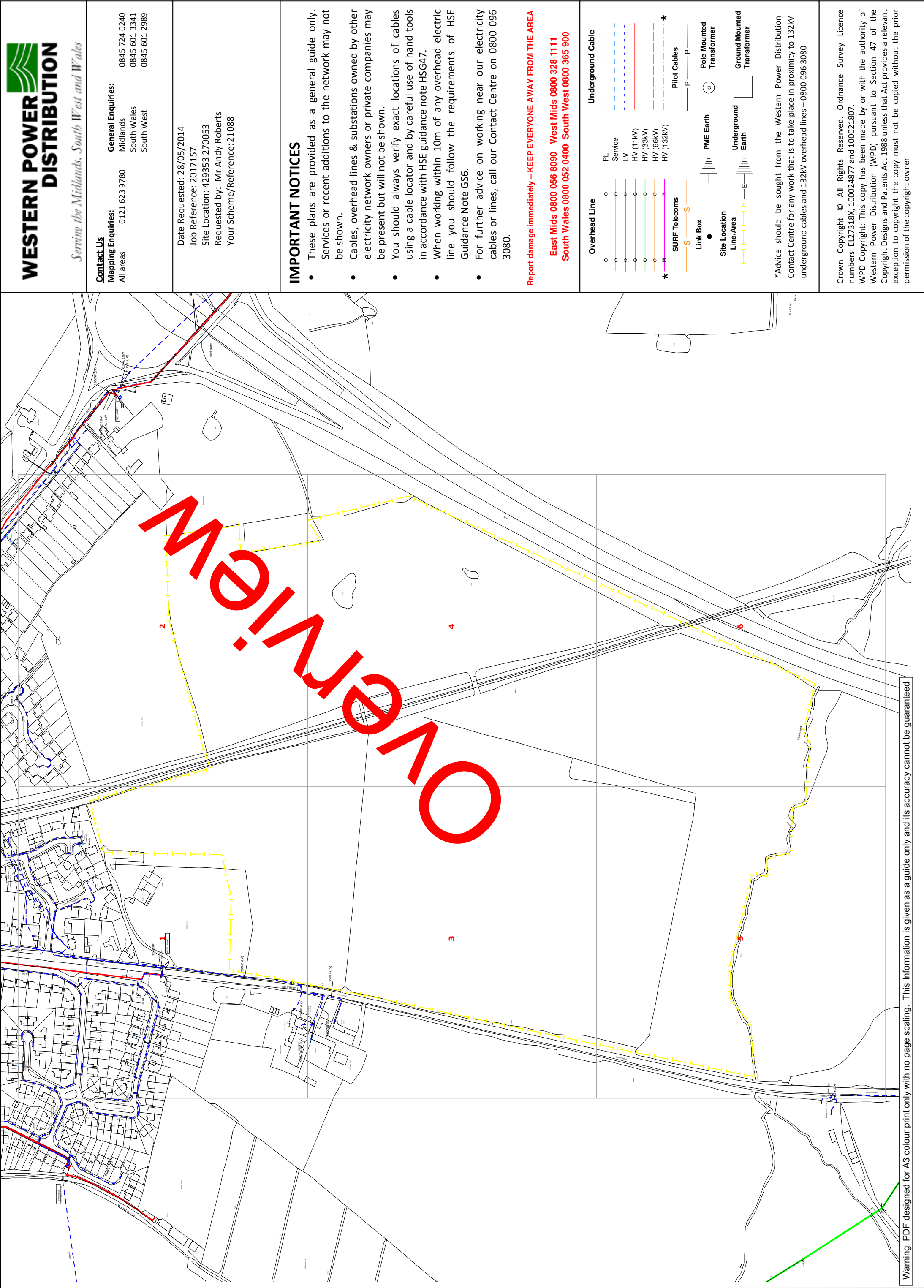
WARNING! This area contains IoT polygons and the network is switched off in the area.

ALE: 1:1,250	@ A4
SR ID: regent-humman	LP GAS MAIN
TE: 20-May-2014 11:15:22	LP GAS MAIN
INTERNAL USE ONLY	NH/P GAS MAIN
IP REF: 429416, 270034	PROPOSED PIPE - LP
NTRE:	PROPOSED PIPE - MP
	ABANDON - LP
	ABANDON - MP

SCHEME: <NG GDFO Scheme Name>
DESIGN: <NG GDFO Design Number>
REVISION: <NG GDFO Revision>

This plan shows those pipes owned by National Grid in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty. The accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSG47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

180001824





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0845 601 3341

0845 601 2989

Date Requested: 28/05/2014

Job Reference: 2017157

Site Location: 429353 270053

Requested by: Mr Andy Roberts

Your Scheme/Reference: 21088

IMPORTANT NOTICES

- These plans are provided as a general guide only. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present but will not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA

East Mids 0800 056 8090 West Mids 0800 328 1111

South Wales 0800 052 0400 South West 0800 365 900

Overhead Line

PL

Service

LV

HV (11kV)

HV (33kV)

HV (66kV)

HV (132kV)

SURF Telecoms

Link Box

PME Earth

Site Location Line/Area

Underground Cable

Pilot Cables

Pole Mounted Transformer

Ground Mounted Transformer

*Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines – 0800 096 3080

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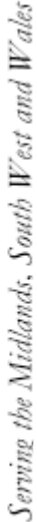
South Wales
South West

T:1250 Area or Circle dig site

East Mids 0800 056 8090 West Mids 0800 328 1111
South Wales 0800 052 0400 South West 0800 365 9000

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Mapping Enquiries:

0845 724 0240
0845 601 3341
0845 601 2989

Date Requested: 28/05/2014

Job Reference: 2017157

Site Location: 429353 270053

Requested by: Mr Andy Roberts

Your Scheme/Reference: 21088

1:1250 Area or Circle dig site

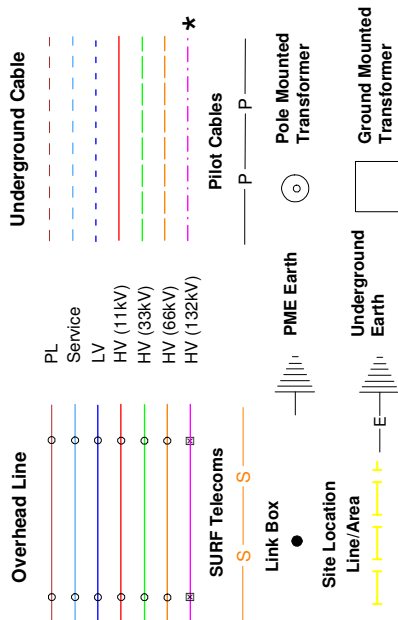
1:500 Line dig site

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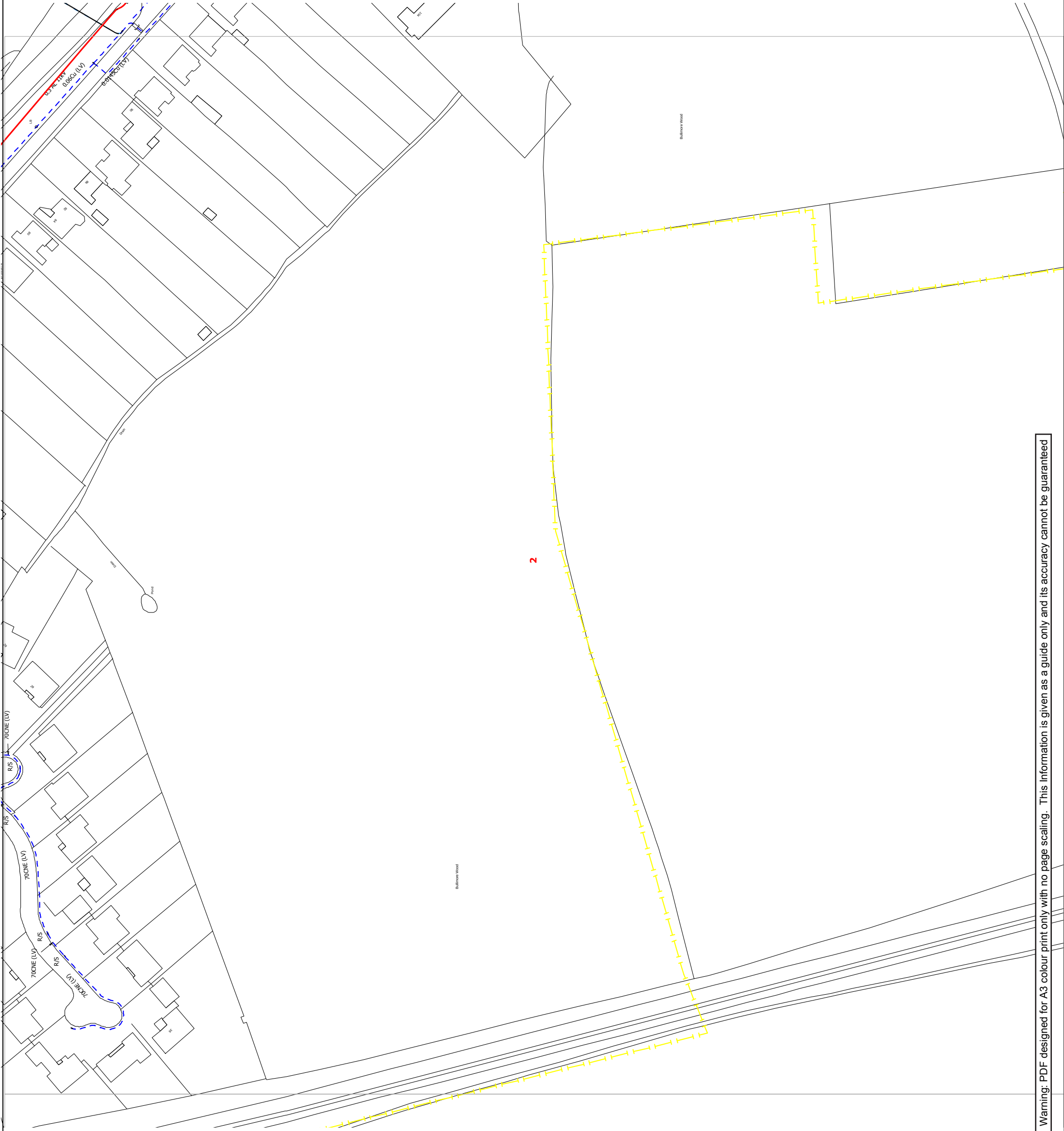
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East Mids 0800 056 8090 West Mids 0800 328 1111
South Wales 0800 052 0400 South West 0800 365 9000



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South Wales

0845 601 3341

Date Requested: 28/05/2014

Job Reference: 2017157

Site location: 429353 270053

Requested by: Mr Andy Roberts

Your Schema/Reference: 31099

1:1250 Area or Circle dig site

1:500 Line dig site

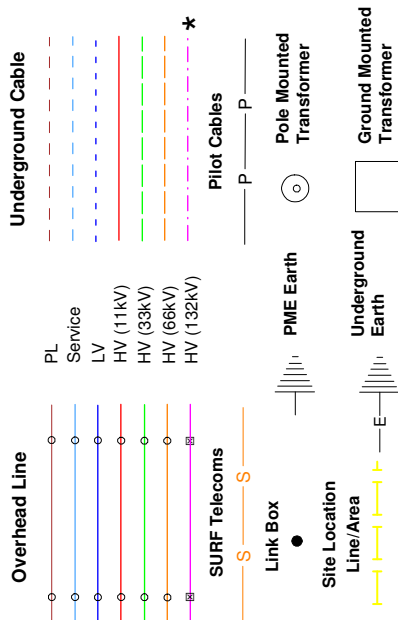
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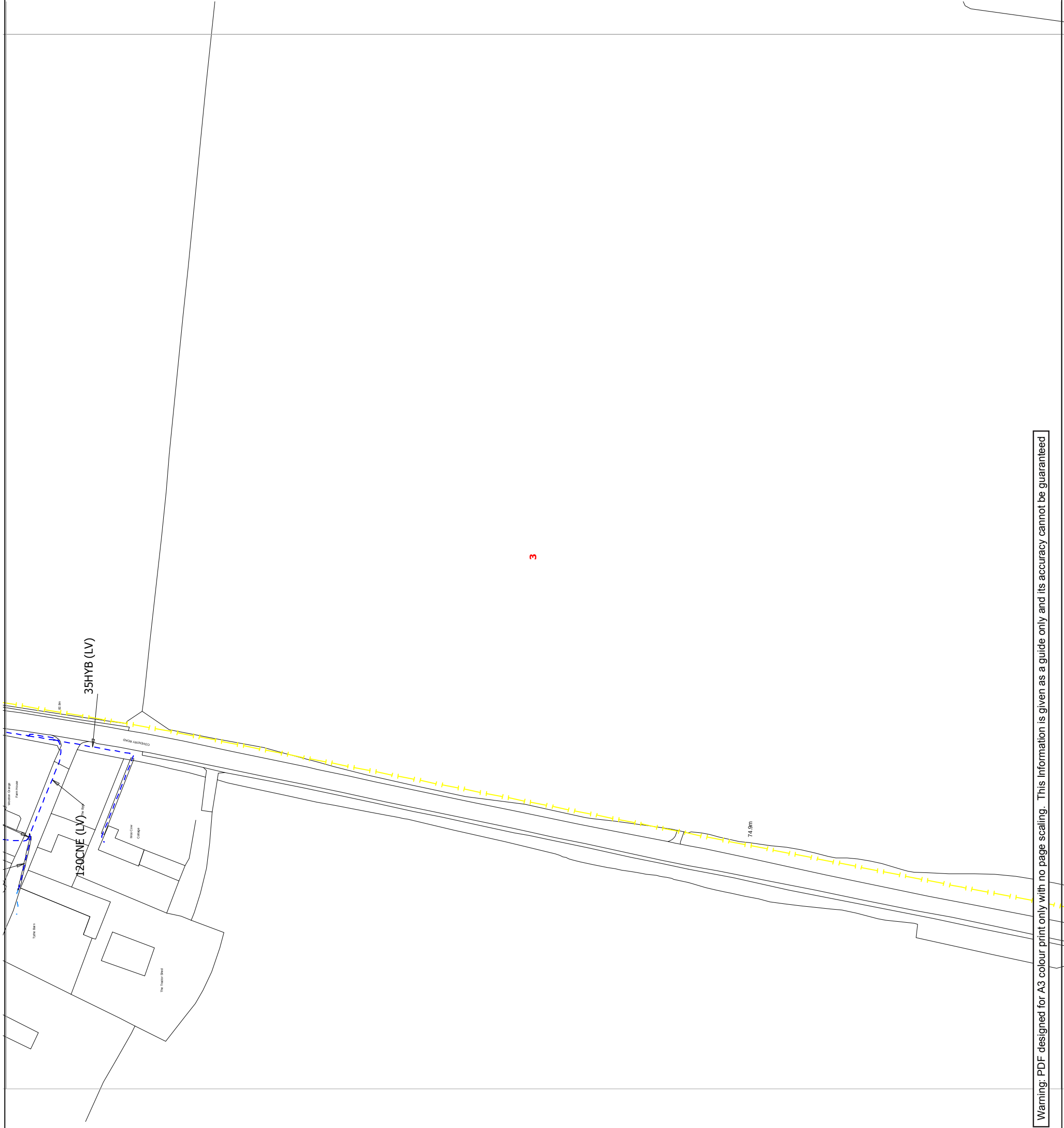
East Mids 0800 056 8090 West Mids 0800 328 1111

South Wales 0800 052 0400 South West 0800 365 900

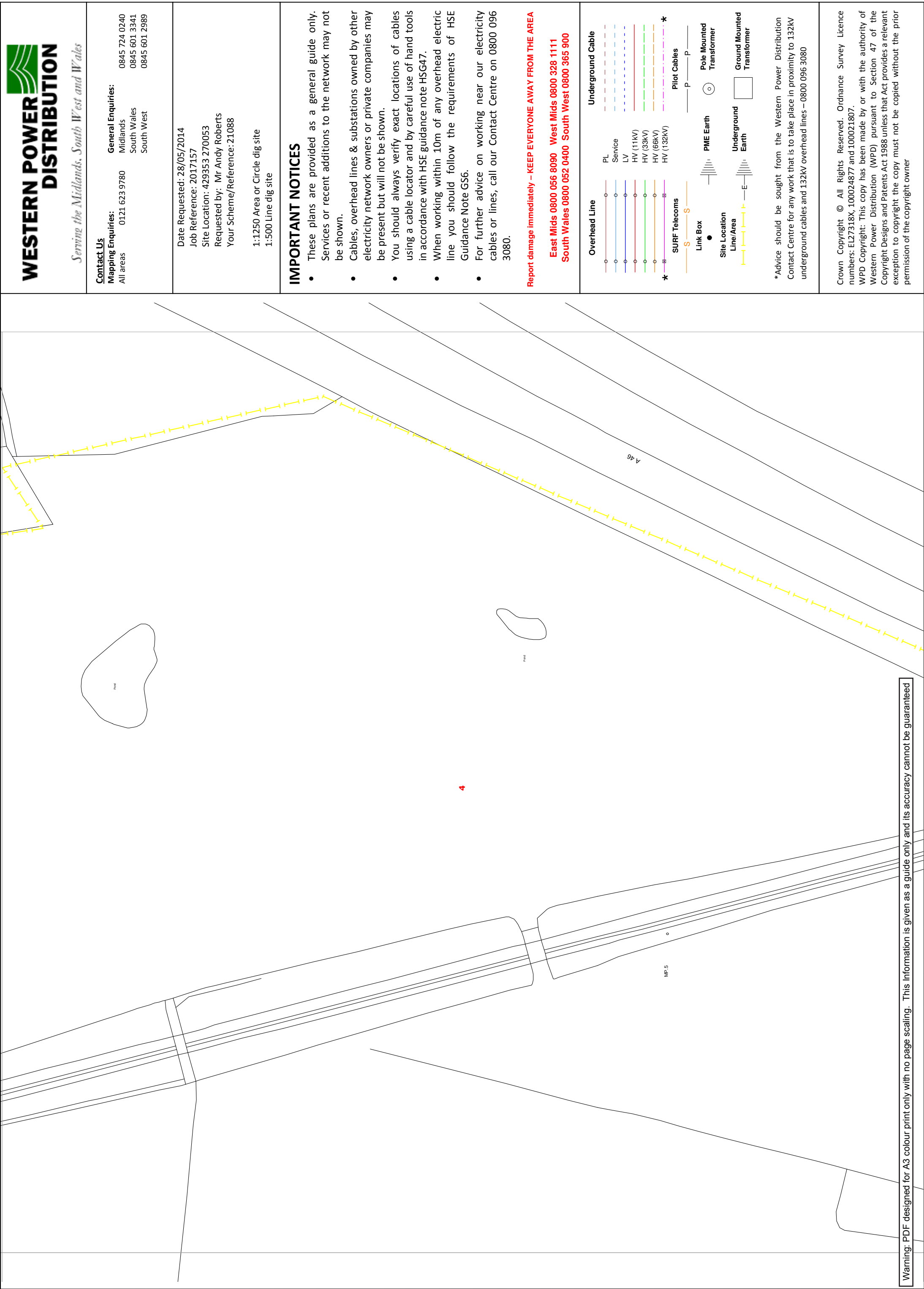


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Site Location: 429353 270053

Requested by: Mr Andy Roberts

Your Scheme/Reference: 21088

1:1250 Area or Circle dig site

1:500 Line dig site

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		South West	0845 601 2989

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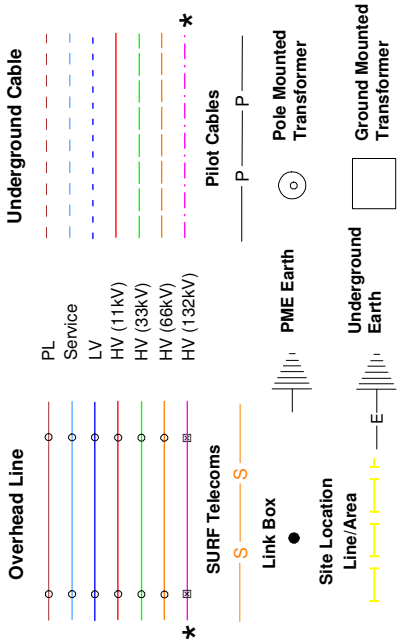
1:500 Line dig site

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South Wales 0800 052 0400 South West 0800 365 9000



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FAO Mr Andrew Roberts

Wellington House
Leicester Road
Ilstock
Leicestershire
LE67 6HP

Hammonds Way
Hinckley
LE10 3EQ

Tel: 01455 232228

Fax:

e-mail: cbaber@westernpower.co.uk

Our Ref:
1972546

Date
12th June 2014

Dear Sir,

Budget Estimate for electricity connection works by Western Power Distribution (Midlands) plc ("WPD") at the Development at Warwick Road, Kenilworth ("the Connection Works").

Thank you for your enquiry. I am pleased to provide an indication of WPD's likely costs to carry out the Connection Works for you ("the Budget Estimate").

Basis of Information

WPD's proposals are based on the information provided, as summarised below:-

- Your E-mail on 29th May 2014.

WPD's proposals are based on the following design criteria:-

- An Electrical Infrastructure and service connections to cater for 150 gas heated properties.

Proposed Connection Works

The Budget Estimate is based upon WPD undertaking both non-contestable and contestable Connection Works. You are able to seek competitive prices for some or all of the contestable elements. The enclosed guide provides further explanation on competition in new connections works. An outline of the proposed Connection Works is provided below;

HV Network-

- Excavate lay and connect 2 x HV cables from the existing HV cables located on Rouncil Lane and along Warwick Rd to the site, to the site boundary approx. 376m.
- From the site boundary lay the cable through the site in the Customer's trench, a total of 950m of HV cable.
- Install 2 x Distribution Substation in suitable locations which will be agreed during the firm application process.

LV Network-

- Lay through the site/s in the Customer's trench a total of 1500m of LV cable which will be fed from the new Substations.
- Lay single phase service cables within ducting laid by the Customer from the Plots meter position to the plots boundary.
- Provide 150 single phase connections.

WPD will be responsible for:

- Providing a plan showing the position of proposed cables on the new site.
- Confirming a works programme with you/your agent.
- Obtaining all onsite/off-site wayleaves, easements, consents and land purchase arrangements necessary for the new works prior to the commencement of any works on site.
- Carrying out works where practicable in unmade ground.
- Carrying out all off site excavation, backfilling and permanent reinstatement.
- Supply and lay all HV/LV cables to be adopted by WPD Plc.
- Construct a plinth/structure to accommodate the new Distribution Substations.
- Supply weatherproof housing to accommodate the new Distribution Substations.
- Jointing all affected cables and make a connection to WPD'S network
- Use excavated materials to backfill on site excavation in unmade ground.
- Conduct all the works in accordance with the guidelines contained in the National Utilities Group publication number 5

Other works to be provided by the Customer:-

- Nominate an appropriate site co-ordinator
- Provide a suitable secure compound / parking area for plant, equipment and materials/ vehicles
- Mark out the position and final level of all relevant roads and footpaths or fix the position by installing kerb races; also to provide and install ducts to cross any roads or other areas of vehicular access. The ducts will be laid at a depth of 600mm below top of road base and their position clearly marked.
- Give reasonable advance notice of the construction of footpaths where electricity cables are to be laid, together with the progress of other utility works in the same area.
- Confirm details of the site acquisition and any relevant restrictions.
- Provide a suitable locations within the site/s for the Substations
- Carry out all on site excavation, backfilling and permanent reinstatement.
- Install 150mm Black Duct across all Road Crossing on site.
- Install 38mm internal diameter ducting with draw cords from the plots' meter position to the plots site boundary, to allow the single phase service cable to be installed.
- Install outside Meter Boxes to all Plots.

Please note that these proposals are based upon a provisional investigation and no site visit or detailed study has been carried out. Unless otherwise stated it does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, earthing, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

Estimated connection charge

The estimated connection charge for the provision of the Connection Works is £331,561.65 inclusive of VAT at 0%. Payment terms will be stipulated in any subsequent connection offer.

Please note that the estimated connection charge is for **guidance purposes only** and subject, in particular, to any wayleaves and other consents being successfully obtained. It is based on present day prices and includes a 10% contingency to allow for changes in labour and material costs. It does not include the costs of any necessary civil works, which should be provided by you at your expense.

Progression to Offer stage

This Budget Estimate is not legally binding, but sets out the amount we reasonably estimate we would require you to pay for the Connection Works under a formal connection offer (including the more detailed studies we would need to carry out). If you would like WPD to provide a formal offer for connection please forward your application to the address given below together with any supporting information that will allow us to carry out a detailed study.

Western Power Distribution
Hammonds Way
Hinckley
LE10 3EQ

E-mail: cbaber@westernpower.co.uk

Upon receipt of the application WPD will finalise the design of the Connection Works and firm up the connection charge. Once this has been done WPD will send you an offer, which will reflect any contestable work you wish to carry out and include payment terms and conditions for connection.

If you have any queries regarding this budget estimate please do not hesitate to contact me at the address or telephone number given at the top of this letter.

Please note that this letter and attachments are not to be treated as an offer from WPD to carry out the Connection Works.

Yours faithfully,



Chris Baber

11kV Planner

South West Warwickshire

Hinckley

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

DIAL BEFORE YOU DIG

FOR PROFESSIONAL ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS

ADVANCE NOTICE REQUIRED
(Office hours: Monday-Friday 08.00 to 17.00)

Tel: 0800 9173993
E-mail: dbyd@openreach.co.uk
Website: www.dialbeforeyoudig.com

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KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

Other proposed plant is shown using dashed lines. BT symbols not listed above may be disregarded. Existing BT plant may not be recorded. Information valid at the time of preparation.

openreach
a BT Group business



BT Ref : RVW04449K

Map Reference : (centre) SP2916570259

Easting/Northing : (centre) 429165,270259

Issued : 28/05/2014 16:44:33

FOOTNOTE: WARNING IT IS ESSENTIAL THAT YOU CONTACT NATIONAL NETWORK HANDLING CENTRE BY EMAIL nnhc@openreach.co.uk BEFORE PROCEEDING WITH ANY WORK IN THE HATCHED AREA

Maps by email Plant Information Reply



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	DISTRIBUTION POINT		JOINTING POST
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	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

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a BT Group business



BT Ref : LYB04442D

Map Reference : (centre) SP2906669730

Easting/Northing : (centre) 429066,269730

Issued : 28/05/2014 16:44:48

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Maps by email Plant Information Reply



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BT Ref : SYG04451H

Map Reference : (centre) SP2946169645

Easting/Northing : (centre) 429461,269645

Issued : 28/05/2014 16:45:25

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(Office hours: Monday-Friday 08.00 to 17.00)

Tel: 0800 9173993
E-mail: dbyd@openreach.co.uk
Website: www.dialbeforeyoudig.com

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KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

Other proposed plant is shown using dashed lines. BT symbols not listed above may be disregarded. Existing BT plant may not be recorded. Information valid at the time of preparation.

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BT Ref : QOL04456Z

Map Reference : (centre) SP2964070089

Easting/Northing : (centre) 429640,270089

Issued : 28/05/2014 16:45:38

FOOTNOTE: WARNING IT IS ESSENTIAL THAT YOU CONTACT NATIONAL NETWORK HANDLING CENTRE BY EMAIL nnhc@openreach.co.uk BEFORE PROCEEDING WITH ANY WORK IN THE HATCHED AREA

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

DIAL BEFORE YOU DIG

FOR PROFESSIONAL ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS

ADVANCE NOTICE REQUIRED
(Office hours: Monday-Friday 08.00 to 17.00)

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BT Ref : YGD04462M

Map Reference : (centre) SP2942870397

Easting/Northing : (centre) 429428,270397

Issued : 28/05/2014 16:46:14

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Our Ref:EM/34077052/CL

Energy House
Woolpit Business Park
Woolpit, Bury St Edmunds
Suffolk IP30 9UP

Mr Andrew Roberts
M-EC
Wellington House Leicester Road
IBSTOCK
Leicestershire
LE67 6HP

T 01359 240363
F 01359 243377

E info@gtc-uk.co.uk
www.gtc-uk.co.uk

2 June 2014

Dear Mr Roberts

DOMESTIC BUDGET COSTING – GAS & ELECTRICITY

Project: Warwick Road, KENILWORTH, Warwickshire, CV8 1HN with 150 domestic gas and 150 domestic electric connections

Further to your recent enquiry requesting a budget costing for the provision of gas and electricity infrastructure to the domestic properties at the above development, the costing is as follows:

On-site works – You pay GTC	£ 79,842.70
-----------------------------	--------------------

If you would like to discuss Smart Meters being installed on this site then please contact us on 01359 240154, terms and conditions apply.

In addition to this price we have itemised any exceptional and off-site costs that are required, including those by the Upstream Network Operators (NWO), to complete the work to supply your site.

We would like to draw your attention to the charges below; it is essential that these charges are included in all cost comparisons for this development.

Off-site works (GTC) - Gas:	£ 2,915.59
Off-site works (GTC) - Electricity:	£ 2,951.12
Network Operator Cost - Gas:	£ 100.00
Network Operator Cost - Electricity:	£ 8,000.00
Steelwork (Internal) - Gas:	£ 0.00
TOTAL OFFSITE - You pay GTC	£ 13,966.71

Additional Points of Note

- ♦ The Budget Costing is formulated on the basis of a total of **150** domestic plots.
- ♦ Our costing includes the installation of domestic gas meters only.
- ♦ We anticipate a lead in period of a minimum of **6** weeks from acceptance of our subsequent firm quotation for supply and distribution before work can commence onsite.
- ♦ The network will be designed and installed by us.
- ♦ We will supply all materials for the gas and electricity infrastructure.

- ♦ The anticipated lead time to energise the electricity network is a minimum of **18** weeks from acceptance of a firm quotation.

Engineering Comments

The developer is responsible for all excavations, the supply and installation of meter boxes, duct laying and backfill work onsite unless otherwise requested at the quotation stage.

The developer will carry out all civil works associated with installing substations on an electric high voltage (HV) network.

This quotation includes indicative electric point of connection (PoC) and offsite costs. Costs associated with the PoC are therefore subject to change. Please note: PoC and off-site costs will be provided when the upstream DNO has provided these details in full. However, PoC and non contestable charges will be the same regardless of who is to own the network.

We have assumed all properties are having gas heating.

We have assumed an HV connection due to the size of the site and as such 1 Substation/s will be required. We have assumed that the Developer will carry out all civil works associated with the substation/s at their own cost.

We have assumed that the Developer will construct a brick-built housing for the substation/s to GTC specifications.

For location of upstream Gas Transporter apparatus, call: **01455 892257**

All mains and services on this costing are based on pre excavated trench by the developer apart from the connection to the existing main.

This costing is based on meters in conventional externally mounted / semi concealed meter boxes at ground level.

This costing excludes any reinforcement costs that may be necessary from connecting to the upstream gas transporters network.

Supply of the governor and its installation costs has been included in this quote. An area of land approx 6sqm is required to site the gas governor. Please note the governor may take 12 to 14 weeks to deliver.

The total budget price for your development is Onsite - You pay GTC £79,842.70, Off site - You pay GTC £13,966.71, **Total = You pay GTC £93,809.41** .

Should you be successful in obtaining and developing this site, we will be pleased to supply a firm quotation. Please return a detailed site plan and a completed Quotation Request Form.

Confidentiality

This quotation and associated documentation is confidential between GTC, **M-EC** and their associated parties for this project. It contains commercially sensitive information and should not be divulged to any other party without written permission from GTC.

We trust that this budget costing will be acceptable and look forward to receiving your instructions. However if there are any points you wish to discuss please contact either myself or my sales support team on (01359) 240154. We enclose a copy of our Quotation Request Form for any future developments you may require quotations for.

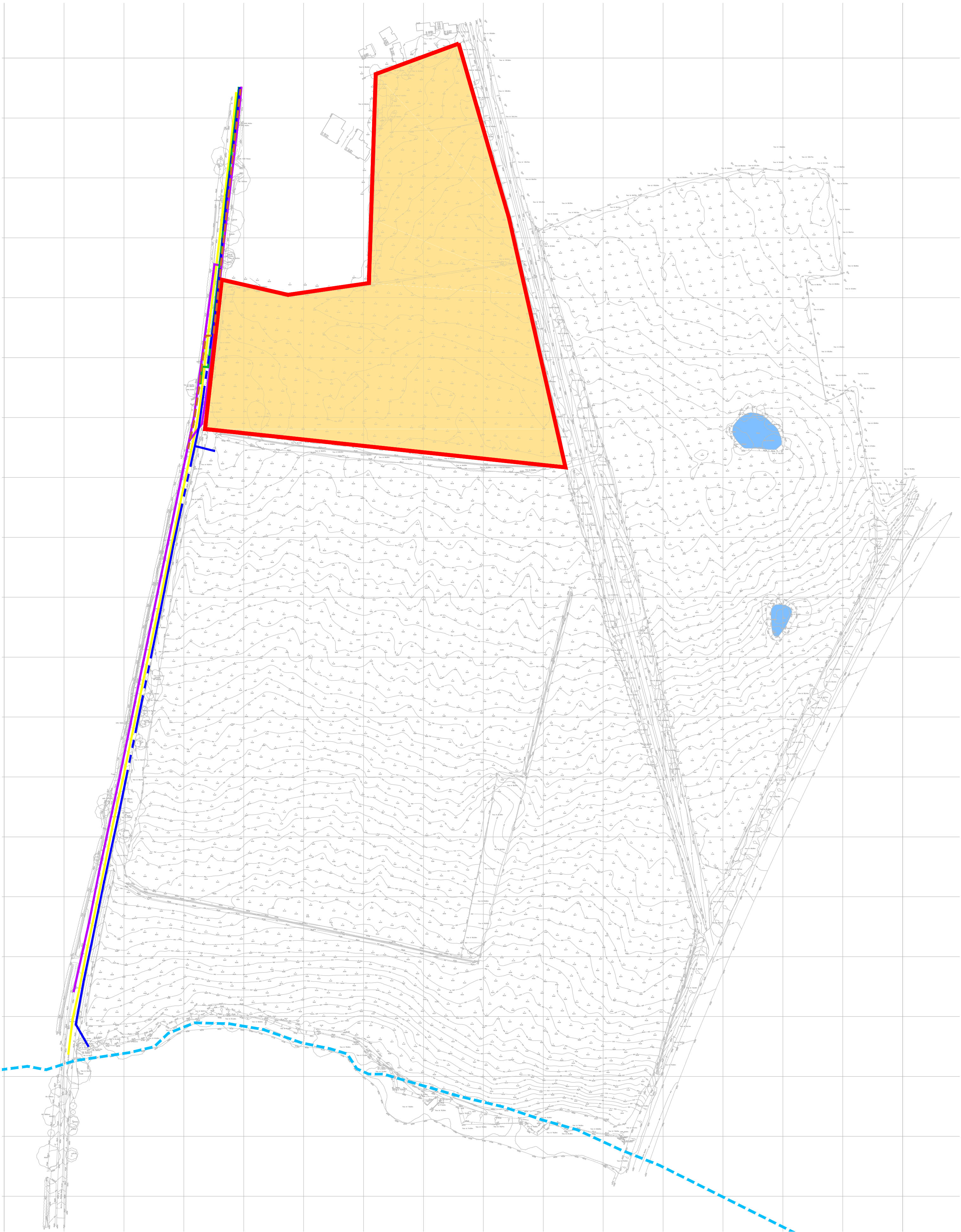
Should you require any further details please do not hesitate to contact me.

Yours sincerely



Paul Summers
Regional Sales Manager - East Midlands

Enc: Quotation Request Form



- GENERAL NOTES:
- DO NOT SCALE THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SPECIALIST DESIGN DRAWINGS AND DETAILS.
 - ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE. ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
 - THIS DRAWING IS FOR STRATEGY PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

- KEY:
- RESIDENTIAL SITE BOUNDARY
 - EXISTING PUBLIC SURFACE WATER SEWER (SEVERN TRENT WATER)
 - EXISTING GAS MAINS (NATIONAL GRID)
 - EXISTING ELECTRICITY CABLES (BT)
 - EXISTING UNDERGROUND ELECTRICITY CABLES (BT)
 - EXISTING WATER MAINS (SEVERN TRENT WATER)
 - WATERCOURSE CENTRELINE (CATTLE BROOK)

REV:	AMENDMENTS:		DRN:	CHK:	DATE:
PROJECT: WARWICK ROAD KENILWORTH WARWICKSHIRE					
DRAWING TITLE: SERVICES CONSTRAINTS PLAN					
CLIENT: RICHBOROUGH ESTATES LTD					
DRAWING NUMBER: 21088_07_06_200					
REVISION: -		SHEET SIZE: A1		SCALE: 1:2000	
DRAWN BY: TW		CHECKED BY: AB		DATE: 30.08.2016	
STATUS: -					
M·EC Wellington House Leicester Road Ibstock Leicestershire LE67 6HP T: 01530 264 753 F: 01530 588 116 ibstock@m·ec.co.uk www.m·ec.co.uk					
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Printed 30.08.2016 File Location: T:\M-EC Job Book\21088 drawings\07 services-services\21088_07_06_200 constraints plan.dwg

Land East of Warwick Road, Kenilworth, Warwickshire (Site H41)

2193_R03_Landscape and Visual Technical Note

1.0 Introduction

- 1.1. This technical note has been prepared by Tyler Grange LLP (TG) on behalf of The Richborough Estates Partnership LLP, in response to desktop analysis and preliminary fieldwork undertaken in October 2015; and, updated in August 2016. The note provides advice on the feasibility of development of the land to the south of Kenilworth in terms of landscape character and visual context; as well as providing a review of the existing Green Belt context.
- 1.2. The work does not constitute a full Landscape and Visual Appraisal (LVA) or a full Landscape and Visual Impact Assessment (LVIA). It is intended that this updated work will support the Examination of the Warwick District Local Plan and inform a basis for consideration future amendments to the Green Belt boundary in this location.

2.0 Site Context

- 2.1 The site is located at the southern periphery of Kenilworth, a town and civil parish in Warwickshire, England, approximately 6 miles (10km) southwest of Coventry, 4 miles (6km) north of Warwick. It currently comprises two fields, one is used for arable crops and the other as a horse paddock. These fields are small-medium in scale and broadly rectangular in shape. The land parcels are bounded by typical agricultural fencing and gappy mature hedgerows which are interspersed with hedgerow trees.
- 2.2 To the north, the site is directly bordered by the residential development associated with Newey Drive and the adjoining Kenilworth Cricket Club. To the east is the north-south alignment of the Coventry to Leamington railway line; and, to the west is Warwick Road. The southern boundary is defined by a dense hedgerow (formerly associated with the Wootton Grange Farm).
- 2.3 The landform has a gentle undulations and a very subtle slope running north (83m AOD) to south (80m AOD); and, is centred on OS grid reference SP 29300 70293.
- 2.4 The wider landscape to the south retains a degree of rurality in terms of land use due to its location beyond the edge of the settlement, but the site itself has more distinct urban influence to the north, given the developed backdrop of Kenilworth, the scattered development to the west at Wootton Grange, as well as the presence of the railway.

3.0 Landscape Character

- 3.1. At a national level the site lies within the 'Character Area 97 - Arden' and at a district level, the Warwickshire Landscape Guidelines (1994) considers the site to represent the 'Arden Landscape Character Area' and the 'Arden Parklands Character Type'.
- 3.2. The character attributes of the 'Arden Parklands' LCT sub type are summarised as being:
 - Large arable fields, often poorly defined by low gappy hedgerows;
 - Primary hedgerows are associated with highways, bridleways, footpaths and parish boundaries; and, often form a key structural component within the landscape;
 - Wooded enclosure formed by the presence of large ancient woodlands and belts of trees;
 - Old deer parks have a particularly important historical dimension which adds variety and cultural interest; and
 - Heathland was once a common feature on poorer sandy soils.
- 3.3. More specifically, the following guidelines are given for the LCT:
 - Existing parkland should be retained and enhanced;
 - Conserve and enhance primary hedgelines and manage more positively as landscape features;
 - Identify opportunities for re-establishing heathland;
 - Retain and enhance the effect of wooded enclosure; and
 - Species selection along woodland edges should favour native trees and shrubs.
- 3.4. Whilst the character information set out above does provide some context relevant to the promotion of the site, it does not address the characteristics specific to the site. In response to fieldwork, further observations have been made with regards to the site and its immediate surroundings:
 - The upper portions of the site are essentially flat, emphasised by a subtle plateau that lies at around at 80-83m AOD. Beyond the site, the topography drops away to the south, to approximately 62m AOD;
 - The surrounding urban boundary includes a school, playing fields, allotment gardens, cricket pitch and existing post war residential development that help form a reasonable transition to the countryside;
 - To the east of Warwick Road the site comprises a disused paddock and one small-medium-large scale arable field, with the Leamington/Kenilworth railway line (which is vegetated and within cutting) as a definitive boundary.
 - Some internal hedgerows have been removed over time;
 - To the west the boundary with Warwick Road is defined by an overgrown 'hedge' interspersed with trees, with the redbrick development at Wootton Grange Farm beyond; and
 - Glimpsed views north are available from portions of the site, towards the spire of St. John's Church.
- 3.5. It is evident from the fieldwork, that the site is influenced by both the urbanising elements and severance of the railway embankment, the post war residential backdrop and the adjoining Warwick Road.
- 3.6. The landscape is clearly transitional and does not contain the distinct parkland or heathland characteristics associated with the Arden Parklands LCT.

4.0 Visual Circumstances

- 4.1. Visually, although the site occupies a plateau, it is relatively well enclosed through the presence of housing to the north, the Warwick Road corridor to the west and the layering effect of hedgerows and woodland blocks in the wider landscape. The approximate extent of the visual envelope (VE) is set out below:
- To the north - the well vegetated boundary associated with the Kenilworth Cricket Club and the residential properties associated with Newey Drive restrict views beyond. Glimpsed distant skyline views are available towards the spire of St. John's Church some 430m to the north.
 - To the east – views are limited by the vegetated Leamington/Kenilworth railway line;
 - To the south – views are more extensive, although filtered by the southern boundary hedgerow, layers of vegetation intervening and wooded ridgelines. The visual envelope includes the rising land associated with Hill Wootton and glimpsed views of the settlement edge at Leek Wootton (some 450m to the south); and
 - To the west – the hedgerow associated with the Warwick Road filters most views.
- 4.2. Potential visual receptors include residential owners and users of the surrounding roads (principally Wootton Grange, Lindsey Crescent, Newey Drive and Swift Close), users of the railway line (operated by London Midland), users of the Warwick Road; and, the agricultural workers and/or visitors associated with the adjoining agricultural land.
- 4.3. There are no public rights of way (sensitive recreational receptors) crossing the site itself or located within the immediately adjoining landscape.
- 4.4. Predicted visual effects would therefore be localised.

5.0 Suitability of the Site for Release from Green Belt

- 5.1. A review of the site's performance and suitability for release is summarised below in relation to the principal Green Belt objectives as set out within the NPPF (the Framework), with reference to the key purposes of Green Belt land and with consideration of paragraph 81 of the Framework, in terms of positively enhancing Green Belt.
- 5.2. In terms of the observations about Green Belt within the 'Considerations for Sustainable Landscape Planning Addendum', the study stated that *"Proposed development as illustrated in the representation concept plan would constitute a notable extension into the Green Belt and would be contrary to the functions of Green Belt. However the proposed residential portion of development has some potential to fit with the overall settlement pattern at Kenilworth, would appear to have few landscape constraints and presently proposes appropriate green infrastructure provision that in time could provide for a high quality residential development and a successful urban/rural interface."* (my emphasis). That opinion seems fair based on the preliminary work undertaken by Tyler Grange; and, relates well to the extent of the proposed H41 allocation.

To Check Unrestricted Sprawl

- 5.3. The principal consideration is the sprawl of the existing urban edge of Kenilworth and potential coalescence with the village of Leek Wootton, which is located some 975m from the suggested and preferred Green Belt boundary (the southern hedgerow boundary of the site). Whilst the proposed built development results in some loss of open countryside, the scale of the proposals on the plateau and the extent of enclosure is such that it could not be deemed as contributing to urban sprawl. The existing surrounding landscape features and characteristics of the Arden Parklands LCT provide a strong degree of filtering and permanence in the long term which is robust and capable of absorbing this scale of development. The land holding is also contained



within robust and defensible boundaries; and, development would not extent beyond the established Wootton Grange complex.

To Prevent Neighbouring Towns Merging into one another

- 5.4. In terms of the merging of settlements, a key consideration is the strength and permanence of existing boundaries. As set out above, the site is both physically and visually contained, with limited inter-visibility with adjoining Leek Wootton to the south.
- 5.5. Further physical growth of Kenilworth in this location, when considered in accordance with the suggested landscape parameters (see Section 6.0 below), would result in development that was largely inconspicuous in the surrounding landscape, given the surrounding highway network and the presence of a strong framework of intervening vegetation which would assist in diminishing any perception of coalescence on the local landscape and associated visual receptors.
- 5.6. The settlement fringe location also requires consideration in relation to the Framework, where sustainable development and associated benefits enables the proposals to be accommodated substantially within a well defined framework of transport infrastructure and established landscape features. In this case, it means that the hedgerow boundaries can be used efficiently as part of any future development, maximising opportunities for strengthening the landscape and environmental quality of the site through the provision of connecting Green Infrastructure.

Safeguarding the Countryside from Encroachment

- 5.7. The existing framework of vegetation and limited number of public receptors restricts the perceived sense of openness; and, the limited inter-visibility between the site and the surrounding built form, highways network and other receptors emphasises the degree of containment that currently exists. The character of the landscape is transitional and there is little sense of permeability in terms of public access and recreational opportunities.

Preserve the Setting and Special Character of Historic Towns

- 5.8. Available information on the historic landscape does not determine any specific role that the site plays in providing an important setting or approach to Kenilworth. Clearly, there are some views north to the spire of St. John's Church, but these can be retained as part of any forthcoming development option.
- 5.9. Aspects of this landscape are expected to be ancient in origin, but no rare or unique landscape features have been identified at this stage.

Paragraph 81 of the Framework (NPPF)

- 5.10. As set out at paragraph 81 of the Framework, there are also opportunities to be explored in terms of positively enhancing the landscape context of the site. In association with a sensitive development response, the following objectives could be established and presented as part of the overall landscape strategy response:
 - The improvement of public access for recreation and informal open space in line with Green Belt objectives. New native planting could reflect the characteristics of the local landscape character; and, the detailed design, specification and maintenance of areas of woodland and heathland habitat could bring required species diversity;
 - The ability to restore, re-create and manage landscape features associated with the Arden Parklands LCT, safeguarding the historic landscape framework for future generations; and
 - Creating opportunities for new visual experiences and vistas across the landscape to St. John's Church.

6.0 Landscape Themes

- 6.1. In response to the desktop and fieldwork undertaken, a series of landscape themes (parameters) have emerged which could be used as guidance to inform the appropriate promotion and development of the site. The landscape principles are illustrated on the **Proposed Indicative Masterplan** (produced by Pegasus) and include:
- Existing trees and hedgerows within the site could be largely retained and incorporated into a Green Infrastructure network; which, through management and supplementary planting could actually improve upon the existing level of enclosure and screening within the site, providing a strong green structure for the development layout, as well as ensuring the development is not detrimental to the character of the Arden Parkland LCT;
 - Utilise the southern hedgerow and the established Wootton Grange complex as a limit for the principal development parcel. This will ensure that development sits upon the established plateau and maintains settlement separation;
 - The provision of a rural lane buffer alongside Warwick Road, to assist in maintaining the character of the approach; and
 - Orientation of development to create an active frontage and focus upon the retained Kenilworth Cricket Club.