

VISION

The proposals for Land East of Cromwell Lane will be **defined by existing landscape features**, ensuring that the development offers **a quality place to live, visit and enjoy**. Benefiting from a range of **sustainable connections** that link the site with both local and national destinations, the development will retain and enhance these routes through the provision of a legible place that is easy to navigate. The masterplan will **encourage community cohesion** through the implementation of best practice design principles and aid the creation of an attractive, safe place with open space on the doorstep.

INTRODUCTION

This vision document has been prepared on behalf of IM Properties PLC to support the proposals for the release of Land East of Cromwell Lane from the green belt, and the potential to deliver residential development. The document is submitted in support of representations that propose the removal of the site from the green belt, through the Warwick Local Plan Examination process.

Key aims and objectives of the document are:

- » To present a vision that provides a design framework to guide and shape the proposals.
- » Set out a summary of site assessment work undertaken to date.
- » Present the draft concept proposals, along the key benefits that the development could offer.

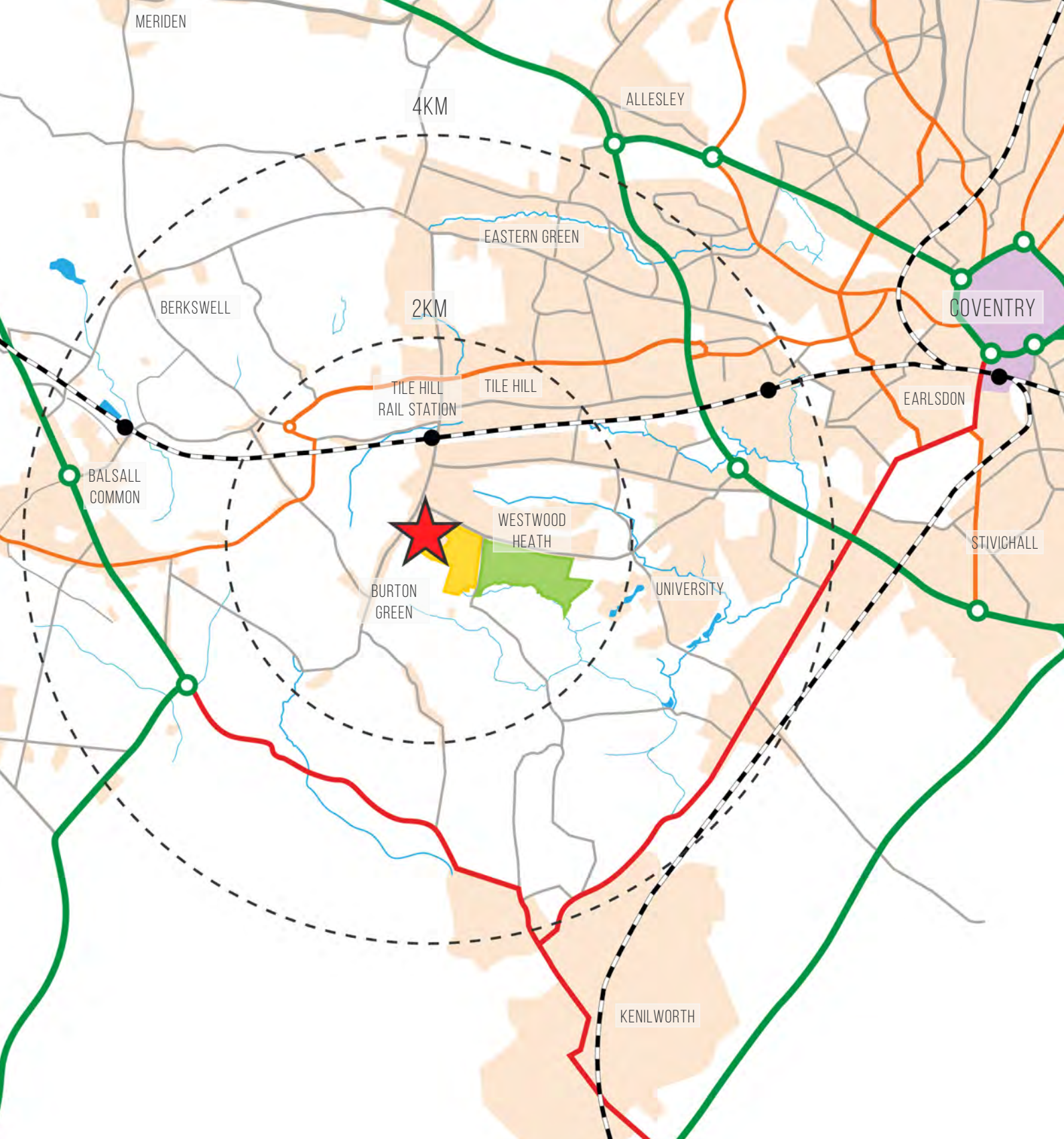
THE SITE

The site is located approximately 7 kilometres (km) to the south west of Coventry City centre and lies within the administrative boundary of Warwick District Council. It is approximately 5.7 hectares (ha) and comprises rough grassland to the north and disused recreational grassland to the south. It is broadly flat, with the land sloping from the south western corner of the site (129m Above Ordnance Datum (AOD)) to the north eastern corner (119m AOD).

The site is well connected to the sustainable transport network, with Public Rights of Way crossing through the site, bus stops located on Cromwell Lane and Tile Hill Rail Station being located approx. 1km north west of the site. This provides connections to key local and national destinations, including Birmingham Airport.

The site is bounded by existing built development to the north and west and predominantly agricultural fields and tree/hedgerow planting to the south and east. A private access track leading to Lodge Farm and small number of additional properties also bounds the north eastern site boundary.

To the east of the site there is an area of land (ref. H42) which has been proposed to be released from the Green Belt for the allocation of residential development. If H42 were to be released it would change the character of the Green Belt; the site would be positioned between the existing settlement of Burton Green and the development of H42. Further east beyond the H42 land there is an area which has been allocated as Safeguarded Land.



SITE LOCATION PLAN



CONSTRAINTS & OPPORTUNITIES

A comprehensive assessment of the site has been undertaken for a number of technical disciplines. A summary of this site assessment is set out here:

LAND USE

- » The proposals will consider the relationship between properties that adjoin the boundary of the site and seek to ensure that the amenity and privacy of these properties is respected.
- » The development will be guided by best practice design principles to aid the creation of a high quality place that is enjoyable to inhabit.
- » The development will include open space that encourages social interaction and community use, through the provision of areas for play.
- » The scheme will consider the proposed allocation of the adjacent site H42, and the potential relationship between the two sites, and provide opportunities for informal pedestrian routes between the two.

ACCESS AND MOVEMENT

- » Vehicular access will be taken from Cromwell Lane.
- » The existing Public Rights of Way crossing the site will be retained and integrated with new pedestrian and cycle routes, ensuring accessibility and permeability for the development.
- » Sustainable linkages to surrounding facilities and routes will be considered. Mainline rail services from Tile Hill Station provide an easy link to central Coventry, Birmingham, Birmingham Airport and London. The Kenilworth Greenway (NCN 523) links to the wider NCN route 52 between Warwick and Loughborough. Both facilities are located approximately 1km north and south of the site respectively.
- » The nearest bus stops to the site are situated on Cromwell Lane, approximately 50m south of the proposed site access, with buses operating on an hourly frequency towards Coventry and Solihull.

RIGHT: CONSTRAINTS AND OPPORTUNITIES PLAN



