

**Statement of Common Ground relating to land north of Milverton between Warwick District Council and Taylor Wimpey UK Ltd (Site Refs: H44 and S2)**

Further to recent discussions between the Warwick District Council and Barton Willmore acting on behalf of Taylor Wimpey UK Ltd, it was agreed that a Statement of Common Ground would be entered into ahead of the resumed Local Plan Examination Hearing sessions to provide clarity to the Inspector.

The below list summarises matters that are agreed in relation to sites H44 and S2 at Old Milverton:

- The whole site offers a sustainable location for meeting the development needs of the District by virtue of its location on the edge of the urban area of Royal Leamington Spa;
- Site H44 is proposed to be allocated for 250 dwellings for delivery in the Plan period ;
- Detailed assessment work in support of a planning application may show that site H44 is capable of delivering more or less than 250 dwellings. Both parties therefore recognise the allocated capacity is an estimate that could change in light of more detailed evidence.
- Access points for site H44 will be taken off the A452 Kenilworth Road and Sandy Lane, with the precise access design to be agreed with Warwickshire County Council;
- The delivery of the wider site (S2) would incorporate additional access points from Sandy Lane and potentially on to Guy's Cliffe Avenue;
- The site benefits from strong and permanent defensible boundaries to the Green Belt on all sides;
- The site will need to provide for appropriate landscape buffering to enhance the Green Belt boundaries;
- The majority of the site is located within Flood Zone 1 with a small parcel to the north within Flood Zone 2, however all development will be focused in Flood Zone 1;
- SUDS and appropriate drainage solutions will be provided across the site to avoid any impact upon surface water flooding;
- Site H44 will provide for a park and ride facility in conjunction with the operator Stagecoach, in the northern part of the site to be accessed from Sandy Lane with the detailed design to be agreed with Warwickshire County Council and Stagecoach;
- The park and ride facility will provide for a capacity of 400 spaces to ensure viability of the service for the foreseeable future;

- Development of the site would not have an unacceptable impact on heritage features located within Old Milverton; and
- The allocation would satisfy the economic, social and environmental dimensions of sustainability as set out in the NPPF.

Name: Russell Crow

Signature: 

On behalf of: Taylor Wimpey UK Ltd

Date: 16/9/16

Name: Stephen Cross

Signature: SEE EMAIL

On behalf of: Warwick District Council

Date: 14/9/2016