

## WARWICK DISTRICT LOCAL PLAN 2011-2029

### MATTER 7a: Proposed Housing Site Allocations and Safeguarded Land – H46A - Gallows Hill

#### STATEMENT OF COMMON GROUND BETWEEN WARWICK DISTRICT COUNCIL AND HALLAM LAND MANAGEMENT LIMITED & WILLIAM DAVIS LIMITED (HLM/WD) (229/8278)

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The following points are agreed between the parties:

**4) What are the potential adverse impacts of developing the site? How could they be mitigated?**

1. Concerns have been raised over the proposed allocation of H46A on the grounds of its potential adverse impact on the setting of heritage assets of the highest significance.
2. Officers of the District Council and representatives of HLM/WD have worked together to prepare an illustrative masterplan for the western half of H46A that demonstrates potential impacts can be mitigated. A copy of the illustrative masterplan is appended to this Statement. The heritage assets and the way in which potential impacts are mitigated are set out below.

#### **Views from Warwick Castle**

3. Warwick Castle is Grade I listed and part scheduled ancient monument. It is located to the north west of H46A, and parts of H46A are visible from the top of the Castle ramparts and publicly accessible towers, and therefore the potential effect relates to the impact on views from the Castle.
4. The illustrative masterplan layout has been designed to accommodate a linear park and broad vista along its northern boundary with Gallows Hill, incorporating an area of open space (Points F and H on the Masterplan) at the part of the site most visible from the towers. In addition, the layout includes a further linear park running east-west across the site (Points I and G) which provides an opportunity for structural landscaping to break up and visually screen the view of built development from the towers. This landscaped area will be informed by the existing tree belts within the adjacent Castle Park, and provide a structural landscaped link between Castle Park

and the planting to the north within the Warwick Technology Park.

5. These two elements together will ensure the impact of built development on the view from the towers is mitigated by a sense of openness alongside the existing vegetation on Gallows Hill, and a strong landscaped belt running across the site connecting with the existing planting within the Castle Park as viewed from the Castle.
6. The proposed linear park alongside Gallows Hill has been aligned to provide a new public view of the Castle towers from within the site. The vista will be along a linear park, and therefore the visual experience of appreciating the heritage assets as landmarks within the wider landscape will be enhanced for the user of this open space (both residents and visitors).

#### **Views from St. Mary's Church Tower**

7. St Mary's, the parish church of Warwick, is a grade I listed building of considerable significance, architecturally and historically too. Its distinctive tower is seen in association with the Castle from parts of H46A.
8. The tower of St Mary's is also accessible by a winding stone stair, and the viewing area is enclosed by openwork parapets, providing partial views out in several directions, including over parts of H46A. These views are filtered and less direct than those from the Castle parapets and towers.
9. The same measures adopted within the masterplan to mitigate the effect on views from the Castle towers will also mitigate the effect on views from St. Mary's tower. Similarly, the proposed linear park alongside Gallows Hill has also been aligned to provide a new public view of St. Mary's tower, that will add to the local distinctiveness of the proposed development.

#### **The Setting of Warwick Castle Park and Warwick Conservation Area**

10. The Grade I Registered Warwick Castle Park and Warwick Conservation Area lie to the west of H46A on the opposite side of Banbury Road. The potential effect on the setting of these two heritage assets is therefore essentially the same.
11. Existing views between the heritage assets and H46A are filtered, and the illustrative masterplan layout incorporates the existing 15m wide tree belt along the western boundary of the site. A green corridor is also proposed adjacent to the existing tree

belt, which will include additional planting, with the built development being set further back from the tree belt. Once matured, built development will be screened from views from the heritage assets and Banbury Road. Furthermore, the existing character of Banbury Road would be preserved.

### **Toll House**

12. The Grade II listed Toll House is at the junction of Banbury Road and Gallows Hill to the north west of the site, and is surrounded by public highway. The existing tree belt is to be maintained and a substantial area of open space is proposed within the north west section of the site to mitigate any potential impact.

### **Conclusion**

13. It is agreed that the illustrative masterplan broadly demonstrates how this part of H46A can be developed in a way that will mitigate the harm to the setting of heritage assets, and this will be subject to further analysis at the detailed design stage.

**From:** Stephen Cross **Sent:** 30 September 2016 16:10 **To:** Lorna Coldicott **Subject:** Re: Gallows Hill Statement of Common Ground Matter 7a

Dear Lorna,

I approve the Statement of Common Ground, for the Gallows Hill Site H46A, as referenced above, to be allocated in the Local Plan, between this Council, Hallam Land Management Limited and William Davis Limited

Regards Stephen Cross Development Portfolio Holder Town & District Councillor for Warwick - Woodloes



Site Boundary = 13.77 ha

**Landuse Areas:**

Residential = 7.69 ha

Green Space = 6.08 ha

To Include:  
Attenuation = 0.24 ha

Allotments = 0.33ha

Community Spine

Secondary Streets

Private Drives

Proposed Trees

Existing trees/hedgerows

Existing Woodland Planting

**Legend:**

- A** Site Access to development from Gallows Hill
- B** Community Spine
- C** Proposed Balancing Ponds
- D** Proposed Emergency Access
- E** Potential links to Land South of Gallows Hill Development\*
- F** Linear Parkway
- G** Allotments
- H** Neighbourhood Park
- I** Community Pocket Parks

\*Exact location to be defined following approval of reserved matters.

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