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NORTH WARWICKSHIRE
BOROUGH COUNCIL

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**PLANNING & DEVELOPMENT
DIVISION**



STATEMENT OF COMMUNITY ENGAGEMENT

LAND NORTH OF ORTON ROAD, WARTON

March 2025

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1. INTRODUCTION

- 1.1 Evolve Planning has been instructed by Richborough, ('the applicant') to submit an outline planning application for the construction of up to 110 new homes on land north of Orton Road, Warton.
- 1.2 The proposals include the delivery up to 110 homes, including affordable housing and new open space. It is proposed to access the site via Red Marl Way, constructed as part of the adjacent Cornfields development previously promoted by Richborough.
- 1.3 This Statement of Community Engagement has been prepared in support of this detailed application and documents how the applicant has engaged with the Council, local community and stakeholders.
- 1.4 The Structure of this Statement of Community Engagement is as follows:
 - **Section two** sets out the national and local policy context and best practice guidance which has been used to inform a meaningful, inclusive and positive approach to the engagement of the local community in shaping the development proposals.
 - **Section three** sets out the various pre-application discussions that have been held with the relevant parties.
 - **Section four** provides an overview of the community engagement undertaken.
 - **Section five** provides an analysis the feedback provided.
 - **Section six** summarises the key issues raised through community engagement and provides an initial response to issues raised and signposts other plans/reports where further relevant details can be sought.

2. POLICY GUIDANCE & BEST PRACTICE

- 2.1 The pre-application consultation is an essential element of the planning and development process. It is about engaging with local communities, stakeholders, groups and organisations with the aim of shaping a proposal so that the subsequent application takes into account, as far as is appropriate and possible, local views and opinions. The approach adopted by the applicants builds on best practice.

"To be proper, consultation must be undertaken at a time when proposals are still at a formative stage. It must include sufficient reasons for particular proposals to allow those consulted to give intelligent consideration and an intelligent response; adequate time must be given for this purpose; and the product of consultation must be conscientiously taken into account when the ultimate decision is taken."

R V Brent London Borough Council ex parte Gunning [1985] 84 LGR 168.

National Planning Policy

- 2.2 The Government has set minimum standards for consultation on planning applications, and these are to be found in Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2.3 The National Planning Policy Framework (NPPF) 2024 seeks to encourage developers to engage with the local community at an early stage in the development process.
- 2.4 Paragraph 41 advises that local authorities should *"where they think this would be beneficial, encourage any applicants not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*
- 2.5 The NPPF also emphasises the importance of early engagement for the efficiency and effectiveness of the planning application system.
- 2.6 Paragraph 131 states that *"the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*
- 2.7 Similarly, the Localism Act (November 2011) places a strong emphasis on empowering communities, enabling them to shape the places where they live.

3. PRE-APPLICATION DISCUSSIONS

- 3.1 The applicant submitted a pre-application request to North Warwickshire Borough Council in February 2025 (PRE/2025/0021) seeking advice on the prospects of a residential scheme in light of the borough's housing land supply shortfall.
- 3.2 As part of the pre-application process, the applicant submitted a vision document and an illustrative masterplan showing a potential layout. The illustrative masterplan submitted through the pre-application process is shown in Figure 1 below.



Figure 1: Initial layout showing up to 110 homes

- 3.3 Various matters were discussed through the pre-application process. The main concerns were around landscape impact and the amount of development in proportion to settlement size recognising the policy allows for up to 10 sites beyond the settlement boundary.

4. WIDER COMMUNITY ENGAGEMENT

- 4.1 Further to the pre-application engagement with North Warwickshire Borough Council, the applicant has sought to undertake a pre-application public consultation with Polesworth Parish Council and the local community prior to making a formal planning application.
- 4.2 The purpose of this exercise was to raise awareness, present draft proposals for the site and then seek feedback which would be considered and help shape the final proposals for this site.

Engagement with Polesworth Parish Council

- 4.3 Evolve Planning contacted Polesworth Parish Council on 17th February 2025 asking if the Parish Council would like to meet to introduce Richborough's proposal for land north of Orton Road and outline the intended approach for community engagement but received no response.

4.4 Wider Community Engagement

- 4.5 Richborough developed a strategy to engage with the local community, to inform the community of the initial proposals for the site and to invite feedback and comments on the proposals to be considered by the applicants prior to making a final planning application to North Warwickshire Borough Council.
- 4.6 The engagement strategy included the preparation of a consultation leaflet to publicise a dedicated consultation website containing the proposals. A copy of the leaflet is included at **Appendix A**.
- 4.7 The leaflets were delivered on Saturday 22nd February 2025 to residents in Warton and others near the site. The figure below shows the GPS tracking of the distribution.



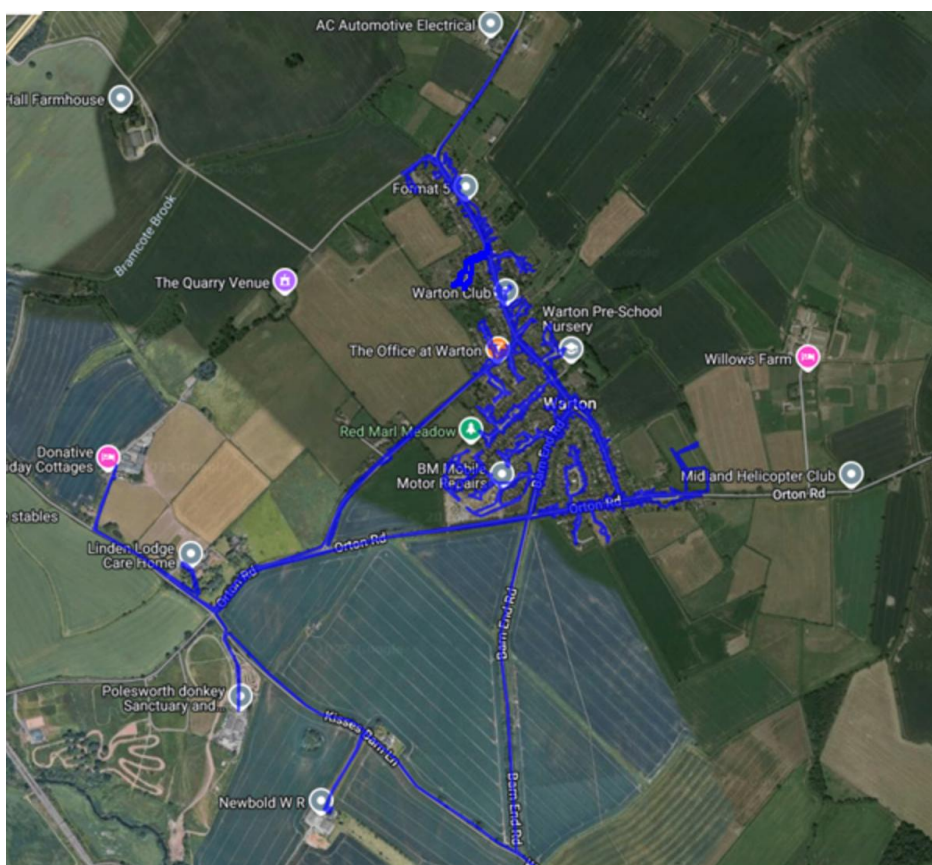


Figure 2: GPS tracking of leaflet distribution

- 4.8 The applicants set up a dedicated consultation website for the proposals where all comments could be submitted. The website address is as follows:

www.landwestofwarton.co.uk

- 4.9 The website provided a range of detailed information on the site and the proposals, including the design approach, a copy of the development framework plan and a general overview of constraints and opportunities and next steps. It provided multiple ways for people to share feedback, including an online questionnaire, an email option, and a postal submission via Freepost EVOLVE.
- 4.10 The website also provided more visual content in addition to the development framework plan, including a location plan and existing site photos. Extracts from the website can be found at **Appendix B**.
- 4.11 The website went live on 18th February 2025 prior to the date of the leaflet distribution.
- 4.12 The leaflets and website all stated that responses must be provided by 8th March 2025 (over 2 weeks from the start of the consultation).

- 4.13 The applicants made it clear that all feedback and suggestions received as part of the consultation would be considered to help shape the final proposals for the site which would be formally submitted to North Warwickshire Borough Council.

5. FEEDBACK RECEIVED

- 5.1 An online questionnaire/feedback form facility on the consultation website could be completed, or comments could be sent via email or freepost.
- 5.2 No comments were received by email or post.
- 5.3 The number of website responses over the 2 week period totalled 115. This compares with the delivery of approximately 566 leaflets.
- 5.4 The response rate of 20% is considered robust.
- 5.5 The responses to each of the questions are considered in turn below.

Question 1: Do you support Richborough's proposals for the development of the site north of Orton Road for new homes?

- 5.6 Consultees were first asked whether the proposal for the development of the site for new homes was supported. Of those that expressed a view, around a sixth supported the proposal or supported it to an extent.

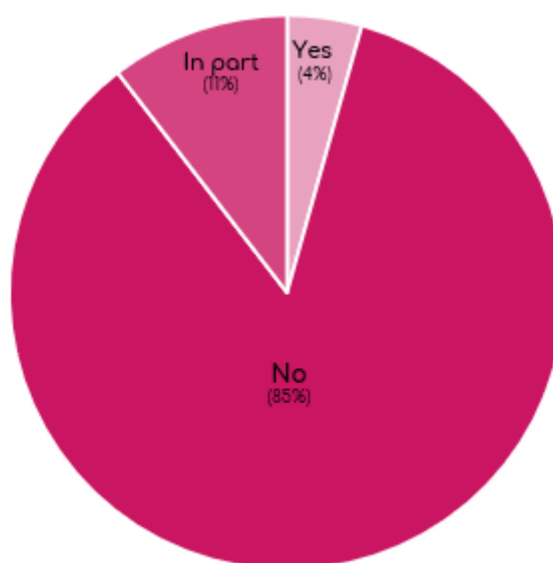


Figure 3: Pie chart of proposal support

Question 1	115 responses	% of total responses
Yes	5	4%
In part	12	11%
No	98	85%

Question 2: How important are the following elements of the scheme to you?

5.7 Consultees were asked to rank a number of planning considerations for the proposal in terms of their importance. The responses are analysed in the table and graph below:

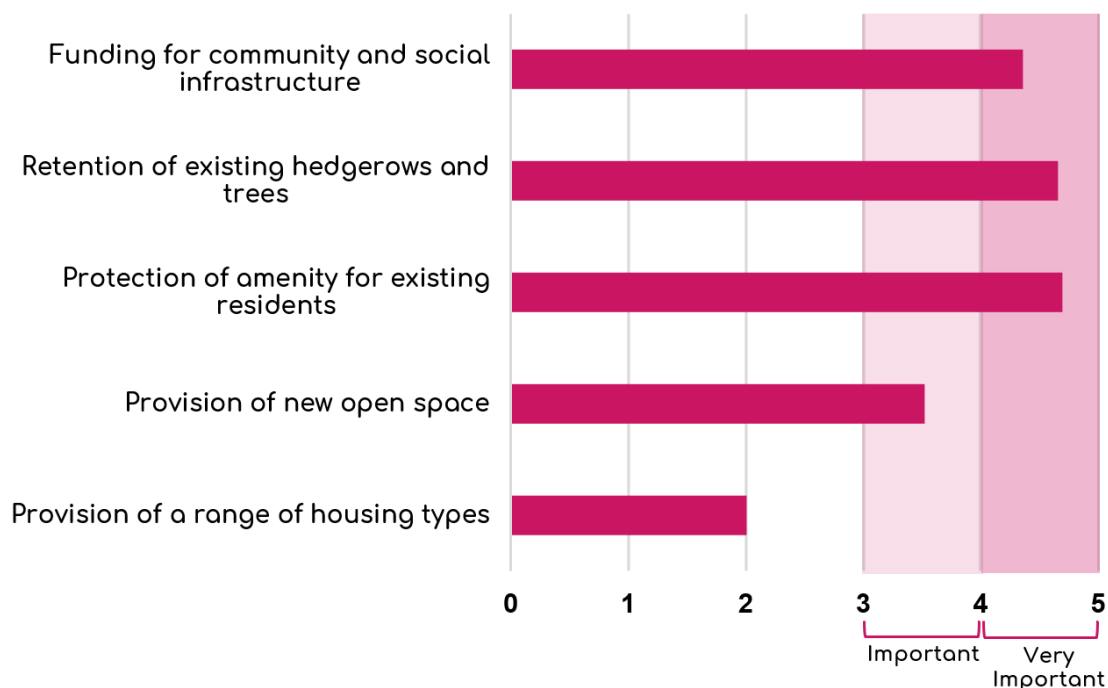


Figure 4: Bar chart comparison of different elements support

Question 2	Rank 1=less important 5=most important					Average
	1	2	3	4	5	
Provision of a range of house types	72	6	15	8	14	2.0
Provision of new open space	31	3	16	5	60	3.5
Protection of amenity for existing residents	5	0	2	11	97	4.7
Retention of existing hedgerows and trees	4	1	4	12	94	4.7
Funding for community and social infrastructure	13	2	6	4	90	4.4

- 5.8 This analysis highlighted that the majority of aspects are seen as important. The protection of amenity for existing residents adjacent to the site and retention of existing hedgerows and trees appeared the most important, followed by funding for community and social infrastructure. Provision of a range of housing types was not considered as important.

Question 3: Do you have any comments on the following areas:

a) Location and type of housing proposed

- 5.9 A development framework plan setting out the broad development parameters including points of access, open space and extent of built development was included within the consultation leaflet and website. This was in addition to a location plan and information about the general proposal. A summary of comments received is set out below:

- The proposed site has long been expected for new housing since Cornfields, so the location itself is not a concern.
- The village's housing needs have already been met
- A more appropriate approach would be a maximum of 10-20 larger homes rather than 110 smaller properties.
- Priority should be given to developing brownfield sites in towns rather than greenfield land in the countryside.
- The development extends beyond the established village boundary.
- The site will be very visible on the approach to the T-junction from Linden Lane due to the elevation of the west side of the site. Therefore, housing should be to the lower levels of the site, along the existing Red Marl Way site.
- The proposed housing should not be too close to existing properties.
- The design should reflect the rural character and aesthetic of the village.
- There have been ongoing issues with the affordable housing provision on Cornfields, worried this site will extenuate this.
- Bungalows should make up a significant proportion of the housing mix.
- Do not want to see apartment blocks.

b) Open Space Provision & Landscaping

5.10 Consultees were also asked to comment on the general quantum and disposition of new public open space within the proposals. The comments received can be summarised as follows:

- Ensure that the proposed open space can support wildlife and does not interfere with wildlife cohabitating.
- More open space is needed within the proposal.
- The site is already open and should be preserved as such.
- Open space encourages antisocial behaviour.
- Landscaping should complement the rural character of the village.
- All existing hedgerows should be retained.
- Open space should be well-designed, attractive and include accessible walking paths.

Question 4: Further comments

5.11 The consultees were provided with an open question to raise any other comments. These can be summarised as follows:

Access/Transport

- Access should not be via Red Marl Way it should be from Church Road instead.
- An additional access road is needed from Orton Road or Church Road, as Red Marl Way is already too congested to safely connect to Barn End Road.
- Increased traffic has led to multiple accidents within the village.
- The area already experiences significant traffic congestion.
- Bus stops would be useful on Orton Road.

Flooding

- This part of the village is prone to frequent flooding.

- The attenuation pond is proposed near a children play area. Safety measures need to be implemented to prevent risks.

Sewage

- The village's sewerage system is already under significant strain.

Amenities

- Local schools, nurseries, and the high school are already at full capacity.
- New developments should include essential services such as a doctor's surgery or a convenience store.
- The existing recreation field should be upgraded with a football pitch, improved play equipment, and proper fencing.
- The current GP practice cannot sustain further development.

6. APPLICANTS' RESPONSE TO FEEDBACK

- 6.1 The applicants would like to thank residents and other stakeholders for engaging through the consultation exercise and for the detailed feedback provided. Please see the table below providing the applicant's response to the key issues raised and signposting to further information that is contained within other plans and reports submitted as part of the planning application pack.

Key Issue	Comments	Response	Further Info
Principle	The proposed site has long been expected for new housing since Cornfields, so the location itself is not a concern.	Agreed. This site makes a logical extension to the settlement and the recently developed Cornfields development.	Planning Statement
	The village's housing needs have already been met	The Council cannot currently demonstrate a five year supply of deliverable housing. The proposed site will help boost housing supply in North Warwickshire and assist in meeting identified housing needs.	Planning Statement
	A more appropriate approach would be a maximum of 10-20 larger homes rather than 110 smaller properties.	Richborough feels that up to 110 houses can be incorporated into the layout whilst maintaining an appropriate scale of development and also supporting the Council's overall housing supply. A variety of house sizes would be provided to ensure that the needs of everyone are met. The mix is in line with North Warwickshire Borough Council requirements.	Planning Statement Development Framework Plan
	Priority should be given to developing brownfield sites in towns rather than greenfield land in the countryside.	Whilst brownfield land is preferable the borough has a distinct lack of housing land available. This site is considered to be in a sustainable location, next to the settlement boundary, helping to meet the borough's housing requirement.	Planning Statement
	The development extends beyond the established village boundary.	Although the site lies beyond the village development boundary, it is directly adjacent to it. Local Plan Policy LP2 identifies Warton as a	Planning Statement

		category 4 settlement, where development adjacent to settlement boundaries may be accepted. The proposed site will help boost housing supply in North Warwickshire and assist in meeting identified housing needs.	
Layout	The site will be very visible on the approach to the T-junction from Linden Lane due to the elevation of the west side of the site. Therefore, housing should be to the lower levels of the site, along the existing Red Marl Way site.	The application will be accompanied by a Landscape Impact Assessment. This will look at the site's topography and long distance views into/out of the site, placing housing accordingly and stepping development away from higher ground in the western site extent.	Planning Statement Landscape Impact Assessment Development Framework Plan
	The proposed housing should not be too close to existing properties.	Agreed. The placement of housing has been designed to national space standards. This protects existing resident's amenity.	Planning Statement Development Framework Plan
	The design should reflect the rural character and aesthetic of the village.	Agreed. Whilst this is an outline application, with the design of the site finalised at the reserved matters stage, any subsequent proposal will design homes in response to local architecture and character of Warton.	Planning Statement
	There have been ongoing issues with the affordable housing provision on Cornfields, worried this site will extenuate this.	Affordable housing will be provided in line with the local council's requirements. At the reserved matters stage, affordable housing will be appropriately distributed across the site. All homes will be designed to be tenure blind.	Planning Statement
	Bungalows should make up a significant proportion of the housing mix	A range of house types to suit local housing needs will be provided.	Planning Statement
	Do not want to see apartment blocks.	There will be no apartment blocks. The housing will be	Planning Statement

		no greater than 2.5 storeys so it is in keeping with the existing built form of Warton.	
Open Space Provision & Landscaping	Ensure that the proposed open space can support wildlife and does not interfere with wildlife cohabitating.	Agreed. An Ecological Assessment will accompany the application along with a Biodiversity Net Gain Report to establish how 10% biodiversity net gain will be provided.	Planning Statement Ecological Assessment Biodiversity Net Gain Assessment
	More open space is needed within the proposal.	The provision of public open space is in excess of the policy requirements contained within the North Warwickshire Local Plan.	Planning Statement Development Framework Plan
	The site is already open and should be preserved as such.	The site is currently not publicly accessible or usable by the community. Our proposal allows the site to provide publicly accessible open space.	Planning Statement
	Open space encourages antisocial behaviour.	Lighting and landscaping will be used to discourage antisocial behaviour and windows will be positioned so they are facing open spaces increasing natural surveillance.	Planning Statement Development Framework Plan
	Landscaping should complement the rural character of the village.	Agreed. The green infrastructure network creates a series of linked open spaces which soften the visual impact of the development, aligning with the rural character of Warton.	Planning Statement Landscape Impact Assessment Development Framework Plan
	All existing hedgerows should be retained.	All existing hedgerows and trees around the site will be retained. There will also be new tree and hedgerow planting throughout the development.	Planning Statement Development Framework Plan
	Open space should be well-designed and attractive and include accessible walking paths.	Agreed. New open space is proposed within the site in the form of a focal green space and a wildlife corridor that extends to all site boundaries. This creates an enhanced network of footways which join existing footway provisions on Orton Road and Church Road and extend to	Planning Statement Development Framework Plan Travel Plan

		the adjacent recreational ground and existing public open space to the east. This provides a choice of circular links.	
Access/Highways:	Access should not be via Red Marl Way it should be from Church Road instead.	Amendments to the scheme have been made so that the main vehicle access is taken off Church Road. An indicative pedestrian link is identified to Red Marl Way.	Planning Statement Development Framework Plan Transport Assessment
	An additional access road is needed from Orton Road or Church Road, as Red Marl Way is already too congested to safely connect to Barn End Road.	Whilst the proposed primary vehicle access is via Red Marl Way there is also an emergency entrance via Church Road.	Planning Statement Development Framework Plan Transport Assessment
	Increased traffic has led to multiple accidents within the village.	Highway safety has been fully considered in the design of the proposed access.	Transport Assessment
	The area already experiences significant traffic congestion.	The Transport Assessment has evaluated the site's impact on local infrastructure and determined it to be acceptable. Upon submission of the planning application to North Warwickshire Borough Council, further consultation will take place with the Highways Authority, who will also assess the proposal and provide their conclusions.	Transport Assessment
	Bus stops would be useful on Orton Road.	Noted. This will be taken into account as part of the off-site highway improvements and could be included as a condition of the development.	Travel Plan
Flood Risk	This part of the village is prone to frequent flooding.	Noted. A Flood Risk Assessment will be submitted to support the planning application. The drainage strategy will be designed to deal with all drainage on the site and to not increase the likelihood of flooding elsewhere. The	Planning Statement Development Framework Plan Flood Risk Assessment & Drainage Plan

		development will utilise Sustainable Drainage Systems (SuDS) to deal with surface water. This will include the provision of an attenuation pond located in the south east corner of the site.	
	The attenuation pond is proposed near a children's play area. Safety measures need to be implemented to prevent risks	Whilst the existing recreation ground is north east of the site the attenuation pond is in the south east. Standard measures will be taken to prevent safety risks.	Planning Statement Development Framework Plan Flood Risk Assessment & Drainage Plan
Sewage	The village's sewerage system is already under significant strain.	The capacity of the local sewage network is the responsibility of Severn Trent Water. They will be consulted once an application is submitted to North Warwickshire Borough Council.	Heads of Terms
Amenity	Local schools, nurseries, and the high school are already at full capacity.	Noted. Provision of additional education contributions will be considered alongside other financial contribution requests through the planning application process.	Heads of Terms
	New developments should include essential services such as a doctor's surgery or a convenience store.	Noted. While the development does not directly provide facilities, it has been designed to integrate well with the surrounding area, where such services are already available. Additionally, contributions from the development will help support local infrastructure and services.	Heads of Terms
	The existing recreation field should be upgraded with a football pitch, improved play equipment, and proper fencing.	Noted. Financial contributions to improving the recreational field will be considered alongside other financial contribution requests through the planning application process.	Heads of Terms
	The current GP practice cannot sustain further development.	Noted. Provision of additional health contributions will be considered alongside other financial contribution requests	Heads of Terms

		through the planning application process.	
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Appendix A

Consultation Leaflet





LAND NORTH OF ORTON ROAD

WARTON

A proposal for new homes on Richborough's site north of Orton Road, South of Church Road and west of the Cornfields development.

We'd like your feedback.

 **Richborough**

www.richborough.co.uk

Richborough was founded in 2003 and is one of the UK's most successful specialist land promotion businesses. It promotes land via the planning system for residential, commercial and mixed-uses and focuses heavily on placemaking, local communities and ensuring development complements and enhances existing infrastructure.



WARTON

Church Road

Orton Road

Barr End Road

PROPOSED SITE



Scan this QR code with your smartphone to view more detailed plans

We are preparing outline plans for new homes and seeks your view on proposals.

THE PROPOSALS INCLUDE:

- Up to 110 energy efficient new homes ranging in size to meet the needs of first-time buyers, couples and families.
- Homes designed to integrate into the surrounding landscape and village character whilst also creating an attractive, modern development with a clear structure and identity.
- Vehicular access into the site via Red Marl Way, constructed as part of the neighbouring Cornfields development previously promoted by Richborough.
- New open space in the form of a focal green space and a green walkway along all of the site boundaries.

PROVIDE YOUR FEEDBACK

Your feedback is important to us and forms part of the public consultation process for the proposals. Visit...

www.landwestofwarton.co.uk

to find out more about the emerging proposals and to provide your feedback by **8th March 2025**.

WHAT HAPPENS NEXT?

We will consider all the feedback and suggestions received as part of this consultation and use them to help shape the proposals for this site. An outline planning application will then be submitted to North Warwickshire Borough Council. The Council will undertake further consultation once an application is submitted.

Appendix B

Consultation Website

Land north of Orton Road

Warton



Richborough, a land promoter, seeks your views on proposals for residential development on land north of Orton Road, west of Warton Village.



LOCATION PLAN

About Richborough

Richborough was founded in 2003 and is one of the UK's most successful specialist land promotion businesses. It promotes land via the planning system for residential, commercial and mixed-uses and focuses heavily on placemaking, local communities and ensuring development complements and enhances existing infrastructure.

The Site

The site comprises a single agricultural field in arable use, extending to approximately 5.6 hectares. The site sits across a gradual fall in slope, from west to east.



EXISTING SITE

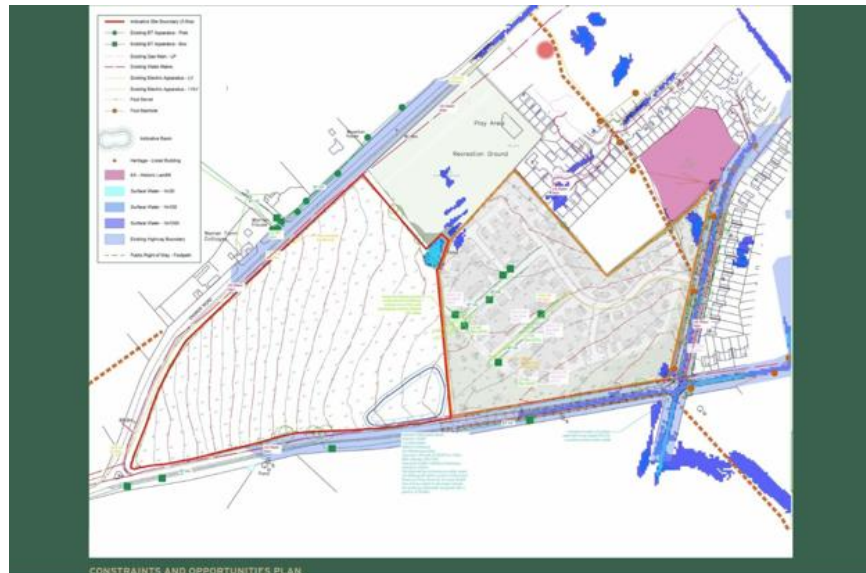
The site is defined by Church Road to the northwest, Orton Road to the south and the recently constructed Cornfields development to the east. Boundaries are defined in the main by hedgerows and hedgerow trees. Two existing field accesses are present with one to Orton Road and one to Church Road.



AERIAL PHOTO OF SITE WITH RED LINE BOUNDARY

There are a number of factors that the site will have regard to:

- Retaining and strengthening the hedgerows and trees located along the site's boundaries
- Protecting the amenity of existing residents adjacent to the site including Church Road and Red Marl Way
- New publicly accessible open space that will provide an appropriate transition from the village settlement to the countryside
- Biodiversity enhancement through the creation of new habitats and green space.



Policy Context

Government Policy

The Government requires local planning authorities to have an up-to-date local plan to shape how land use and places will change and develop in the future. The planning system is intended to be genuinely plan-led.

Local plans are required to provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings. Local plans must support the delivery of enough homes to meet housing needs.

The policies in the adopted Local Plan in respect of the supply of homes are considered out of date by Richborough, as the Council cannot currently demonstrate a five year supply of deliverable housing land.

North Warwickshire Planning Policy

The North Warwickshire Borough Local Plan was adopted in September 2021 and provides a strategy from 2011 to 2033.

Local Plan Policy LP2 identifies Warton as a category 4 settlement, where development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable. The proposed site will help boost housing supply in North Warwickshire and assist in meeting identified housing needs.

The site is adjacent to the settlement boundary and provides a logical expansion to the sustainable village of Warton. The site is not in the Green Belt.

What is being proposed?

Homes

The proposal includes the construction of up to 110 new homes ranging in size to meet needs of first-time buyers, couples, downsizers and families.

The housing mix would include a range of detached semi-detached and terraced properties, including the provision of affordable housing (40% of all homes).

Each proposed dwelling will have on-plot car parking with a minimum of 2 allocated spaces for every property. All homes will have Electric Vehicle charging infrastructure.

Access

It is proposed to access the site via Red Marl Way to the east. This road was constructed as part of adjacent Cornfields development, previously promoted by Richborough

It is also proposed to provide a further emergency vehicle access onto Church Road.

The proposal aims to encourage active travel by providing a choice of circular links which join existing footway provision on Orton Road and Church Road and extend to the adjacent recreational ground and existing public open space to the east.



Open Space

New open space is proposed within the site in the form of a focal green space and a wildlife corridor that extends to all site boundaries. This creates a series of linked open spaces to integrate the view of Holy Trinity Church and provide an enhanced network of footways. The central green spaces provide a focal community space within the proposal.

The areas of public open space will include soft landscaping and planting and will be overlooked by the proposed new homes.

All existing hedgerows and trees around the site will be retained. There will also be new tree and hedgerow planting throughout the new development.

Flood Risk & Drainage

Any application will be supported by a Flood Risk Assessment and drainage strategy.

The development will utilise Sustainable Drainage System (SuDS) to deal with surface water. This will include a new attenuation pond in the south eastern area of the site. The location of the pond has been determined by site topography and represents a low point in the immediate area. This has been designed to make allowance for storm events up to 1 in 100 year return period plus an appropriate allowance for climate change.

Local Infrastructure

On site provision and/or financial contributions will be provided towards local infrastructure to mitigate any impact of the development. These contributions will be secured through a legal agreement. Any on site infrastructure or off-site financial contributions will be finalised through a planning application following discussions with North Warwickshire and other infrastructure providers including Warwickshire County Council Education and the Integrated Care Board (health).

What is the Design Approach?

The design of the proposal has been informed by a number of constraints and opportunities including the presence of trees and hedgerows, any longer-distance views of the site and the need to protect the amenity of residents, including existing neighbours to Church Road and Bellway Homes development, Cornfields.

The key design principles are as follows:

- Development set back from the site boundaries and creation of new landscaped edge to maintain a soft transition into the village from the countryside
- Retention of existing trees and hedgerows and provision of new wildlife corridors to deliver a net gain in biodiversity
- Inclusive access to enable residents to move around comfortably without encountering obstructions and access existing village facilities by sustainable means
- Provision of layout arrangement within the site to foster low speed vehicular movement
- A density of development that reflects the recently constructed homes to the east and respects the character of Warton village
- A green infrastructure network that creates a series of linked open spaces which integrate the view of Holy Trinity Church, soften the visual impact of the development and provide recreational benefit to the wider community
- A central green space that provides a focal community space within the proposal
- The provision of a range of house types, sizes and tenures to contribute positively to the quality and character of the new development and reflect the local vernacular
- Ensuring all homes have on-plot and integral parking provided which are positioned not to dominate the appearance of the development and reduce the need for street parking

Site Masterplan

The site comprises a single agricultural field in arable use, extending to approximately 5.6 hectares. The following Development Framework Plan sets out the broad development parameters including points of access, open space and extent of built development. The Plan incorporates the design principles set out above.



Planning Application & Next Steps

Richborough is preparing an outline planning application for this site.

An outline planning application establishes the broad principles of development, such as the number and mix of new homes, open spaces, illustrative masterplan and access arrangements.

We would welcome your comments and feedback via our questionnaire below as we finalise our outline plans ready for submission to North Warwickshire Borough Council.

Once the planning application is submitted, there will be further opportunity to comment through the Statutory Consultation conducted by the Council as it considers the outline planning application.

If outline consent is granted, a detailed planning application would be prepared called a Reserved Matters application. This would include more detail such as architecture, materials, detailed layout and landscaping, and would be subject to further consultation with the local community prior to submission of the application.

This would provide the community with another opportunity to provide input to ensure that the detail of the new development further reflects local needs and aspirations.

Feedback

We would welcome your comments on any part of the development proposals. To send us your comments, please complete the short questionnaire below.

These must be returned by 8th March 2025

We would welcome your comments on any part of the development proposals.

To send us your comments, please complete the short questionnaire below. These must be returned by 8th March 2025.

izzylirvine1@gmail.com [Switch account](#)

Not shared

Next

Clear form

Never submit passwords through Google Forms.

Google Forms This content is neither created nor endorsed by Google.

Alternatively you can email your comments to info@evolvepad.co.uk or send your comments by post to Freepost EVOLVE.

What happens next?

We will consider all the feedback and suggestions received as part of this consultation and use them to help shape the proposals for this site. A planning application will then be submitted to North Warwickshire Borough Council in Spring 2025. North Warwickshire Borough Council will undertake a further consultation once an application is submitted.

Thank you for taking the time to visit the website.

