



**University of Warwick Innovation Campus, Stratford-upon-Avon
Masterplan Framework Supplementary Planning Document (SPD)
Consultation on Draft SPD 17 February – 31 March 2023**

Consultation Statement

Stratford-on-Avon District Council

July 2023

Components of consultation undertaken on the draft SPD

The draft SPD was published on Friday 17 February this year for a six-week consultation period until 31 March 2023.

The consultation comprised the following:

1. A public notice in the Stratford Herald and the Stratford and Leamington editions of the Observer newspapers, which circulate in the Stratford-upon-Avon and Warwick/Leamington Spa areas;
2. A specific page on the District Council's website providing links to the consultation documents and interactive comments form;
3. Email and letters sent on 17 February to Parish Councils and District Councillors in the local area as well as Parish Councils outside the District, but located adjacent/close to the Campus; agents and developers, agencies and organisations, and residents on the planning policy database that had previously requested communications on Policy matters;
4. Paper copies of the Draft SPD made available for inspection at the District Council offices and libraries in the local area;
5. Two drop-in sessions were held on 28 February at Wellesbourne Campus from 3.00 to 7.00pm and on 6 March at Wellesbourne Library from 9.30am to 12.30pm;
6. A press release was issued on social media channels, issued to local media and added to content for 'Warwickshire Means Business' business news website through Warwickshire County Council

These means of consultation are consistent with the provisions of the District Council's Statement of Community Involvement.

Responses to the draft SPD

A total of 51 responses were submitted from individual sources, including statutory agencies, specialist bodies, Parish Councils and members of the public.

The following schedule provides an outline of the comments received through the consultation, together with an assessment of them. It also identifies changes to be made in the final version of the SPD in response to these comments.

Wellesbourne Innovation Campus Framework Masterplan Supplementary Planning Document (SPD)

Representations to public consultation:

Respondents	Section/Subsection	Summary of Comments	Changes sought	Officer response	Proposed revisions
Resident	Zone 1 Community Area	<p>Generally very supportive of the proposals and can appreciate the enormous benefit of bringing advanced technologies and employment to the area.</p> <p>Concerned that certain aspects of the proposals will have a negative impact on Charlecote Parish and its historic and rural character. Specifically, the location of the sports field area and ancillary campus accommodation in Zone 1 is seen as a threat to the open countryside which is an important feature of the entrance to Charlecote village.</p>	Zone 1 of the campus should be located further away from the village boundary.	<p>The specific principles regarding building heights, heritage, ecology and landscaping within the Community Character Area Zone alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and Charlecote village. This will ensure the rural character of Charlecote village is maintained. However, to further strengthen the SPD it is considered that reference to a 20-25m landscaped buffer should be included within this character area and further illustration of this to be provided in the SPD.</p> <p>Following negotiations with the University, the area of land for sports provision has been increased, thus moving any built form in this Zone further north, away from Charlecote village and increasing the 'buffer' zone.</p>	<p>Amend paragraph 3.37 as follows;</p> <p><i>"Naturally integrated landscape strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer. Measured from the western boundary of the site".</i></p> <p>Amend wording</p>

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					<p>related to illustrative diagram to refer to 20-25m buffer.</p> <p>Amend diagrams and wording of section of the SPD to recognise increase in sports facility provision.</p>
Barford, Sherbourne and Wasperton Joint Parish Council	Entire document	<p>Consider the implications of developing the Campus on the local Parishes is huge. Already concerned about increased traffic on the A429 from growth of Wellesbourne plus unknown impact from the new sand and gravel quarry.</p> <p>The Wellesbourne Campus SPD contains no details on the implications for the local area. There is no mention of the potential number of people who</p>	JPC should be included as statutory consultee for future proposals on the site.	<p>A highways modelling protocol is appended to the SPD which provides clarity on how modelling should be undertaken as part of a planning application which will allow the impacts on the local highway network to be taken into account. The SPD also sets out a strategy for active travel and modal shift that will reduce the reliance on the private car.</p> <p>Further detail on the number of jobs generated will be identified through the implementation of the SPD in subsequent planning</p>	None

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		will be employed at the campus, the living arrangements for the potential employees or associated traffic usage on A429. Currently insufficient detail for JPC to support or object at this stage.		applications. The JPC will be included as a consultee on planning applications.	
Coal Authority	Entire document	No specific comments to make	None	Comments noted	None
Coventry City Council	Entire document	Given Coventry's longstanding connection with higher education they welcome the proposals at the Innovation Campus. The on-going investment in this sector brings far reaching benefits across the sub-region and supports the on-going partnership working across Coventry and Warwickshire.	None	Comments noted	None
Gladman Developments	Entire document	Support the emerging proposals for Wellesbourne Campus and consider the established masterplan and key design principles amply support the future development of the site.	None	Comments noted	None

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		Would welcome the opportunity to work closely with the University and the Council to ensure their proposals for the airfield (including STEM uses) complement the campus.			
Hampton Lucy Parish Council	Zone 1 Community Area	<p>The Parish Council was not consulted on the SPD at any stage.</p> <p>The PC generally welcomes the development of the Campus but have concerns that the current proposals will negatively impact on the unique and special historic cluster of Hampton Lucy and Charlecote rural parishes and would cause harm to significant historic assets contained within the Parishes and as such consider the location of such assets has not been properly considered.</p> <p>The area of proposed development giving rise to such harm is the sports field area and</p>	An area of countryside is needed to separate the village of Charlecote from the proposed development on the Campus site.	<p>The Parish Council were invited to a local stakeholder workshop that took place on 24th October 2022 at the Campus.</p> <p>When considering the impacts on historic assets within the Conservation Area it is important to note that a review of the Charlecote and Hampton Lucy- Conservation Area was undertaken in 1994. Through that review the area covered by the designation was extended to ensure it included areas of land that contributed to the setting of the historic assets within it, including the registered park and garden. It is noted that a very small part of the Conservation area overlaps with the SPD area, near to where the playing pitches are proposed.</p>	<p>Amend paragraph 3.37 as follows;</p> <p><i>"Naturally integrated landscape strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer.</i></p> <p><i>Measured from</i></p>

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		<p>'ribbon development' of buildings on the edge of the Charlecote Conservation Area. This would irrevocably change the gateway into the village.</p> <p>The proposed 'buffer' of trees would not be sufficient to overcome the harm. An area of countryside is needed of sufficient width to visually separate the village boundary from the Innovation campus so it is retained as a self-contained historic settlement.</p> <p>Concerns are raised in relation to the increased traffic from the M40 and Stratford-on-Avon such a proposal would generate on local minor road network.</p>		<p>The SPD is accompanied by a Historic Environment Desk Based Assessment which demonstrates how the setting of historic assets have been considered, suggested a number of recommendations to ensure the SPD maximises heritage enhancement and minimises heritage harm.</p> <p>This has been taken into account in establishing the specific principles regarding building heights, heritage, ecology and landscaping including within the Community Character Area Zone. These principles, alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and Charlecote village. This will ensure the rural character of Charlecote village is maintained and that any harm to the Charlecote and Hampton Lucy Conservation Area and the impacts on the setting of assets within it is minimal.</p>	<p><i>the western boundary of the site."</i></p> <p>Amend the SPD to indicate the larger sports facilities and the re-location of built form within Zone 1 to move structures further north, away from the village of Charlecote.</p>

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				<p>However, to further strengthen the SPD it is considered that reference to a 20-25 metre landscaped buffer should be included within this character area and further illustration of this should be provided in the SPD. The buffer was 10-15 metres in the consultation version of the SPD.</p> <p>Following negotiations with the University, the area allocated for sports facilities has been increased in Zone 1, resulting in the provision of a total of three playing pitches (one additional pitch), increasing the gap between the village of Charlecote and built form associated with Zone 1.</p> <p>A highways modelling protocol is appended to the SPD which provides clarity on how modelling should be undertaken as part of a planning application which will allow the impacts on the local highway network to be taken into account. The SPD also sets out a strategy for active travel and modal shift that</p>	

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				will reduce the reliance on the private car.	
Historic England	Entire document	<p>Supportive of the master planning approach that has been taken.</p> <p>Detailed baseline information on historic environment has been sensitively considered and acted upon in developing masterplan principles which seem to pay due regard to objective of "maximising heritage enhancement and minimising heritage harm".</p> <p>Commend the proposal to retain and refurbish historic farm buildings and supportive of provision of landscaped buffer zones, screening views into and out of Wellesbourne Conservation Area, Charlecote Conservation Area and Charlecote House with Registered Park.</p> <p>The reduced building</p>	None.	Comments noted.	None

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		heights and large areas of open space will also contribute to that objective.			
Resident	Zone 1 Community Area	<p>There needs to be a substantial buffer retained along road approaching Charlecote village to screen any buildings.</p> <p>A firm commitment is required as to the number of houses proposed on the site.</p> <p>There needs to be a commitment to the new playing pitches not being floodlit.</p>	<p>Retention of tree/land buffer.</p> <p>Clear commitment on the number of houses on site.</p> <p>Commitment to no floodlighting.</p>	<p>The specific principles regarding building heights, heritage, ecology and landscaping within the Community Character Area Zone alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and the village and ensure the rural character of Charlecote village is maintained.</p> <p>However, to further strengthen the SPD it is considered that reference to a 20-25m landscaped buffer should be included within this character area and further illustration of this to be provided in the SPD.</p>	<p>Amend paragraph 3.37 as follows;</p> <p><i>"Naturally integrated landscape strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer. Measured from the western boundary of the site."</i></p>

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Resident	Context	<p>Concerned that the overall impact of this development will be negative on the village of Charlecote due to:</p> <ul style="list-style-type: none"> • Increased use of bus stop at entry to village and the risks arising • Increased usage of bike trail • Visual impact of the village will be affected by the proposal and will trigger more building on the village boundaries leading to the village losing its identity • Roads will get busier because of the development when combined with the quarry plans at Barford 	None	<p>The specific principles regarding building heights, heritage, ecology and landscaping within the Community Character Area Zone alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and the village and ensure the rural character of Charlecote village is maintained.</p> <p>However, to further strengthen the SPD it is considered that reference to a 20-25m landscaped buffer should be included within this character area and further illustration of this to be provided in the SPD.</p>	<p>Amend paragraph 3.37 as follows;</p> <p><i>"Naturally integrated landscape strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer. Measured from the western boundary of the site."</i></p>
Resident	Zone 1 Community Area	Strongly object to the development in terms of its close proximity to Charlecote village,	Housing should be re sited in a different location on the Campus to	When considering the impacts on historic assets within the Conservation Area it is important to note that a	Amend paragraph 3.37 as follows;

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		<p>particularly the proposal to re-site houses so close to the village. It is inappropriate in terms of aesthetics and practicality.</p> <p>The proposal will negatively impact on the unique and special historic character of Charlecote and would cause harm to significant historic assets.</p>	<p>avoid impacts on Charlecote village.</p>	<p>review of the Charlecote and Hampton Lucy- Conservation Area was undertaken in 1994. Through that review the area covered by the designation was extended to ensure it included areas of land that contributed to the setting of the historic assets within it, including the registered park and garden. It is noted that a very small part of the Conservation Area overlaps with the SPD area, near to where the playing pitches are proposed.</p> <p>The SPD is accompanied by a Historic Environment Desk Based Assessment which demonstrates how the setting of historic assets have been considered, suggested a number of recommendations to ensure the SPD maximises heritage enhancement and minimises heritage harm.</p> <p>This has been taken into account in establishing the specific principles regarding building heights, heritage, ecology and landscaping including within the Community Character Area</p>	<p><i>"Naturally integrated landscape strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer. Measured from the western boundary of the site."</i></p>

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				<p>Zone. These principles, alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and Charlecote village. This will ensure the rural character of Charlecote village is maintained and that any harm to the Charlecote and Hampton Lucy Conservation Area and the impacts on the setting of assets within it is minimal.</p> <p>However, to further strengthen the SPD it is considered that reference to a 20-25m landscaped buffer should be included within this character area and further illustration of this should be provided in the SPD.</p>	
Resident	Strategic Environmental Assessment	The Strategic Environmental Screening is unsound as the report fails to identify that the proposed development site sits on two water bearing aquifers. A hydrogeological and a hydrological assessment is required to assess the	A hydrogeological and hydrological assessment is required to assess the impact of the development.	<p>The SPD provides sufficient guidance on Flood Risk and Drainage, more detailed issues will be assessed through subsequent planning applications.</p> <p>The Environment Agency provided the following response to the SEA</p>	None.

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		impacts of this development on the aquifer water bodies present on site.		Screening Report: "The Environment Agency has no concerns regarding the SPD. We note the watercourse crossing the site is an Ordinary Watercourse and defer to the LLFA for comments regarding this."	
Resident	Flood risk, drainage and Sewerage	The framework does not address drainage and sewerage outflows from the site.	None	The SPD provides sufficient guidance on Flood Risk and Drainage, more detailed issues will be assessed through a planning application.	None.
Resident	Strategic Environmental Assessment	There were no comments from the Environmental Agency in respect of the Strategic Environmental Assessment (SEA) Screening report.	None	The Environment Agency provided the following response to the SEA Screening Report: "The Environment Agency has no concerns regarding the SPD. We note the watercourse crossing the site is an Ordinary Watercourse and defer to the LLFA for comments regarding this." This response was received by SDC on 14 March 2023 after chasing them for a response.	None.
Resident	Geology	The Geological Survey is not available for comment on the website,	None	This has been provided on the website.	

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		though it was stated that the public would have access to it.			
Resident	Site Location and Description	<p>Given the proposed scale of development, it is bound to be intrusive in relation to the surrounding countryside. Minimising this should be a priority.</p> <p>Plans for the site have to be seen in the context of plans for development at Wellesbourne Airfield and the quarry at Wasperton – particularly pressure on the A429 in terms of traffic generation.</p> <p>Other concerns: Sensitive lighting will be essential to avoid light pollution; buildings on the northern edge will need to be designed with care given open countryside beyond; current 'buffer' depth seems inadequate.</p>	None specified.	<p>The specific principles regarding building heights, heritage, ecology and landscaping within the Community Character Area Zone alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and the village and ensure the rural character of Charlecote village is maintained.</p> <p>However, to further strengthen the SPD it is considered that reference to a 20-25m landscaped buffer should be included within this character area and further illustration of this to be provided in the SPD.</p>	<p>Amend paragraph 3.37 as follows;</p> <p><i>"Naturally integrated landscape strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer. Measured from the western boundary of the site."</i></p>
Resident	Entire document	This proposal seems to	Areas of restraint	Comments noted. It is not for	None.

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		be Increasing urban sprawl from Coventry, across Warwick and on to Wellesbourne. Along with the spread of housing developments south of Warwick, this proposal is leading to a total urbanisation of this part of South Warwickshire and should be resisted.	should be imposed to reduce further developments do not lead to coalescence.	this SPD to allocate areas of restraint beyond its boundaries to prevent urban sprawl.	
Resident	Accessibility	The proposed development of the Campus will have a significant impact on those settlements along the A429. The traffic impacts will become much worse and allowances will need to be made for traffic management at junctions with Barford, Sherbourne and Wasperton.	None	A highways modelling protocol is appended to the SPD which provides clarity on how modelling should be undertaken as part of a planning application which will allow the impacts on the local highway network to be taken into account. The SPD also sets out a strategy for active travel and modal shift that will reduce the reliance on the private car.	None.
Resident	Wellesbourne Airfield	The functionality of Wellesbourne Airfield must be preserved and not lost to housing and commercial development.	None	The SPD will not have an impact on the operation of Wellesbourne Airfield.	None.
Resident	Character Area Zone 1 Community	Generally very supportive of the proposals and can appreciate the enormous benefit of bringing advanced technologies	Zone 1 of the campus should be located further away from the village boundary.	The specific principles regarding building heights, heritage, ecology and landscaping within the Community Character Area	Amend paragraph 3.37 as follows; <i>"Naturally</i>

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		<p>and employment to the area.</p> <p>Concerned that certain aspects of the proposals will have a negative impact on Charlecote Parish and its historic and rural character. Specifically, the location of the sports field area and ancillary campus accommodation in Zone 1 is seen as a threat to the open countryside which is an important feature of the entrance to Charlecote village.</p>		<p>Zone alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and Charlecote village. This will ensure the rural character of Charlecote village is maintained. However, to further strengthen the SPD it is considered that reference to a 20-25m landscaped buffer should be included within this character area and further illustration of this to be provided in the SPD.</p> <p>Following negotiations with the University, the area of land for sports provision has been increased, thus moving any built form in this Zone further north, away from Charlecote village and increasing the 'buffer' zone.</p>	<p><i>integrated landscape strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer.</i></p> <p><i>Measured from the western boundary of the site."</i></p> <p>Amend wording related to illustrative diagram to refer to 20-25m buffer.</p> <p>Amend diagrams and wording of section of the</p>

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					SPD to recognise increase in sports facility provision.
Resident	Communication and highways.	<p>Consultation with some residents was inadequate as only those within the immediate locality of the development were contacted and more information is required on the impact of the development on local residents.</p> <p>Traffic along the A429 will increase as the road is relied upon by surrounding villages and for some places, serves at the only point of access into the villages. Thorough and relevant traffic assessments will be needed before any development is considered, to assess the impact of increased traffic and possible physical changes (roundabouts, crossings, traffic lights etc).</p>	None	A highways modelling protocol is appended to the SPD which provides clarity on how modelling should be undertaken as part of a planning application which will allow the impacts on the local highway network to be taken into account. The SPD also sets out a strategy for active travel and modal shift that will reduce the reliance on the private car.	None.

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Resident	Entire Document	<p>Concerned about the impact the development will have on the village of Charlecote. In particular the increase in traffic, the visibility of commercial buildings from the village, noise and light pollution and the loss of green space.</p> <p>Concern over disturbance and loss of natural habitats.</p>	Existing under-used facilities on the site should be repurposed, without enlarging the footprint of the Campus.	<p>The specific principles regarding building heights, heritage, ecology and landscaping within the Community Character Area Zone alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and the village and ensure the rural character of Charlecote village is maintained. The SPD also specifically refers to the use of sensitive lighting to mitigate the impacts of light spillage.</p> <p>However, to further strengthen the SPD it is considered that reference to a 20-25m landscaped buffer should be included within this character area and further illustration of this to be provided in the SPD.</p> <p>A highways modelling protocol is appended to the SPD which provides clarity on how modelling should be undertaken as part of a planning application which will</p>	<p>Amend paragraph 3.37 as follows;</p> <p><i>"Naturally integrated landscape strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer. Measured from the western boundary of the site."</i></p>

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				allow the impacts on the local highway network to be taken into account. The SPD also sets out a strategy for active travel and modal shift that will reduce the reliance on the private car.	
Resident	Entire document	Proposal would destruct what is left of the rurality of Warwickshire and attract excess unwanted populations from elsewhere. Wildlife habitat and fauna would perish.	None specified.	Comments noted. The SPD looks to protect and where possible enhance local green and blue infrastructure in order not to destroy wildlife habitat.	None.
Moreton in Marsh Town Council	Entire document	No Comments at this stage.	Wish to be included in future consultations.	Comments noted. The Town Council will be consulted on future proposals on the site.	None.
National Highways	Entire document	The new campus has the potential to impact on the M40 Junction 15 and the A46 trunk road and as such has the potential to impact on the safe and efficient operation of the Strategic Road Network.	National Highways must be approached at pre-application stage.	Comments noted, National Highways will be consulted at pre-application stage.	None.
National Trust	Entire document	Concerned that the masterplan being proposed as an SPD for a site that is not allocated in any adopted local plan and we will remain opposed until there is an	1-2 storey height limit should be extended to the western edge of zone 2.	Policy AS.9 of the adopted Stratford-on-Avon Core Strategy 2011-2031 provides the policy context for the SPD, which states under point 6 of Section C (Economic) that the Core Strategy will:	Amend paragraph 3.37 as follows; <i>"Naturally integrated landscape</i>

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		<p>allocation in an adopted local plan.</p> <p>Broad issues such as areas to be developed, the quantity and type of development should be decided through the statutory development plan process, including requirements for sustainability appraisal, consultation and public examination.</p> <p>The draft Site Allocations Plan (SAP) proposes the site as an allocation but is only an emerging document. The South Warwickshire Local Plan (SWLP) is at an even earlier stage. Developing a masterplan as a SPD is both 'jumping the gun' and 'putting the cart before the horse'.</p> <p>Development of the masterplan area, particularly in zones 1 and 2, clearly has the potential to harm the character and appearance of the</p>		<p>"Support the use of the Horticultural Research International (Warwick University) site for research and development and educational purposes."</p> <p>The supporting text (at para 6.9.20) confirms the site "provides a significant opportunity to expand research activities and jobs in the District in an accessible and attractive location."</p> <p>The Core Strategy, whilst not specifically identifying the extent of the area on the policies map, therefore clearly establishes the principle for expanded research and development and education at the Campus.</p> <p>Stratford-on-Avon District Council recognise the unique opportunity at the Campus and consider that the SPD, through the principles and guidance set out within it, is the appropriate mechanism to provide further clarity on how development on the Campus might come forward in the context of the Core Strategy.</p>	<p><i>strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer. Measured from the western boundary of the site."</i></p>

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		<p>Charlecote and Hampton and Lucy Conservation Area.</p> <p>The proposed 10-15 metre planting buffer along the western site boundary is not considered to be extensive and would not be sufficient or effective in maintaining the rural approach to Charlecote village and the character and appearance of the Conservation Area.</p>		<p>The University could, of course, submit 'speculative' planning applications for the partial or entire redevelopment of the site without the requirement for an SPD and the District Council would assess any applications in accordance with the Development Plan, including the Core Strategy. The existence of a SPD covering the site is appropriate and provides certainty over wider development parameters.</p> <p>When considering the impacts on historic assets within the Conservation Area it is important to note that a review of the Charlecote and Hampton Lucy- Conservation Area was undertaken in 1994. Through that review the area covered by the designation was extended to ensure it included areas of land that contributed to the setting of the historic assets within it, including the registered park and garden. It is noted that a very small part of the Conservation area overlaps</p>	

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				<p>with the SPD area, near to where the playing pitches are proposed.</p> <p>The SPD is accompanied by a Historic Environment Desk Based Assessment which demonstrates how the setting of historic assets have been considered, suggested a number of recommendations to ensure the SPD maximises heritage enhancement and minimises heritage harm.</p> <p>This has been taken into account in establishing the specific principles regarding building heights, heritage, ecology and landscaping including within the Community Character Area Zone. These principles, alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and Charlecote village. This will ensure the rural character of Charlecote village is maintained and that any harm to the Charlecote and Hampton Lucy Conservation Area and the impacts on the</p>	

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				<p>setting of assets within it is minimal.</p> <p>However, to further strengthen the SPD it is considered that reference to a 20-25m landscaped buffer should be included within this character area and further illustration of this should be provided in the SPD.</p>	
Natural England	Entire document	Topic of the SPD does not appear to relate to Natural England's interests to any significant extent therefore do not wish to comment.	None	Comments noted.	None.
Resident	Connectivity and Sustainable Transport	Traffic along the A429 will increase with further development of the site and the SPD should include high quality pedestrian and cycle routes, separated from main roads, linking to local villages and Warwick.	Masterplan should include pedestrian and cyclist routes, separated from main roads.	A highways modelling protocol is appended to the SPD which provides clarity on how modelling should be undertaken as part of a planning application.	None.
Resident	Character Area Zone 1 Community	Concerns raised about the closure of the old nursery before the new one is built because it could disrupt the	The relocated nursery in the should be served by a public access road with a drop off/pick	Comments noted. Further clarification can be included to confirm that alternative arrangements are in place prior to the closure of the	At the end of Paragraph 4.7 state: "Regarding the

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		children's learning. The new nursery should also be served by a dedicated access road and drop off/pick up car park.	up car park.	nursery. It is acknowledged that vehicular access will be required through the site to allow the safe dropping off and picking up of children from the nursery. Specific details would be dealt with through the planning process.	<i>relocation of the nursery, alternative suitable provision will be provided prior to the closure of the existing nursery and following full consultation with the occupier"</i>
Severn Trent Water	Flood Risk Mitigation Strategy	Supportive of the strategy and supports the SPD's approach to surface water sustainable management through SuDS. Drainage strategy should be incorporated across the entire site, avoiding any surface water connections to the foul sewer network. Where buildings are retained, the existing drainage should be reviewed.	None.	Comments noted	None.
Sport England	Character Area Zone 1 Community	Concerns raised about whether the replacement playing field would be	The playing field land and ancillary provision should be	Comments noted. The provision of playing pitches will be at least equivalent in	After paragraph 3.48 include a further section

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		<p>equivalent in quantity and quality in line with the NPPF and Sports England Exception Policy E4.</p> <p>Clarity is sought on the replacement ancillary provision (pavilion and car parking) at the site.</p>	<p>replaced prior to the loss of the existing site.</p> <p>Playing field land should be constructed in accordance with Sports England's Natural Turf for Sport Design Guidance Note.</p> <p>A pitch turf construction expert/agronomist should undertake a feasibility assessment of the proposed playing field.</p>	<p>area to the existing pitches, be constructed in accordance with Sport England's Natural Turf for Sport Design Note and will provide enhanced changing facilities compared to the existing facilities on the campus. The SPD should be amended to clarify this position.</p> <p>More detailed inputs regarding pitch turf construction will be undertaken as the SPD is implemented.</p>	<p>entitled "Playing Pitches" and include the following wording:</p> <p><i>"The playing pitches will be at least equivalent in scale to the existing pitches and will be constructed in accordance with Sport England's Natural Turf for Sport Design Note. Appropriate changing facilities and space to store equipment will also be provided."</i></p> <p>Amend indicative diagram to show additional playing pitch.</p>
Resident	Site location and description	Object to the concept of such a major, intrusive development in a rural	Sites located closer to Kenilworth or Coventry would be	Comments noted.	None.

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		area.	far more suitable for a development of this scale.		
Stratford Cycle Forum	Active Travel Provision	<p>The mention of space for pedestrians and cyclists across the different zones is inconsistent. The approach mentioned in para's 3.129 and 3.157 should be combined and repeated as part of the landscape principles section for all zones for consistency.</p> <p>Concerns raised about connections to Wellesbourne being delivered in medium term and should be delivered in the short term at the same time as the Charlecote link.</p> <p>The Active Travel strategy is a good start, but it lacks ambition and is too narrowly focussed. The site needs to link to the wider network in order to become a more realistic proposition.</p> <p>The bridleway between</p>	<p>The approach mentioned in 3.129 and 3.157 should be combined and repeated as part of the landscape principles section for all zones.</p> <p>Connections to Wellesbourne should be identified in the Short Term.</p> <p>Consideration should be given to ways of linking the site to the wider cycle network.</p>	<p>Comments noted. The movement strategy set out in the SPD provides clear guidance on the network of streets within the site and where pedestrian and cycle segregation is appropriate.</p> <p>Further details about upgrades to wider cycle routes will be established as the SPD is implemented.</p>	None

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		<p>Hunscote Lane from the Wellesbourne end could be adopted as a cycle route.</p> <p>Better signing of NCR41 would be useful. A further cycle link should be provided along the A429 from the campus to Wellesbourne and Barford and link into the existing cycle route.</p>			
Resident	Connectivity and Sustainable Transport	<p>Happy about the proposed improved walking routes along the A429 between Wellesbourne and the Campus. However, would require link with Warwick Road alongside Hammond Green to be workable.</p>	<p>A paved area to the west of the A429 would create a safer walking route for residents.</p>	<p>Comments noted. Wider improvements to the walking/cycling network would need to be investigated in more detail through S106 opportunities associated with future planning applications for the re-development of the Campus.</p>	None.
University of Warwick	Entire document	<p>The SPD represents an appropriate framework to achieve the ambition of creating a world-leading innovation hub for the region in a way that respects its rural context.</p> <p>The principles in the SPD will ensure that development comes</p>	None.	Comments noted.	<p>Amend all references to the name of the Campus to:</p> <p><i>“University of Warwick Innovation Campus, Stratford-upon-Avon”</i></p>

Respondents	Section/Subsection	Summary of Comments	Changes sought	Officer response	Proposed revisions
		<p>forward in a coordinated manner where public realm, community, environmental and infrastructure benefits can be delivered.</p> <p>Confirm that the area of the Campus identified in the SPD is available for the intended uses and the University are committed to investing in the Campus and taking forward the established principles.</p>			
Charlecote Parish Meeting	Site Location and Description	The document suggests that the site has a stronger association with Wellesbourne compared to Charlecote, which is an inaccurate representation of the actual situation, seeing as the Campus is located within Charlecote Parish.	None	The proximity and relationship with Charlecote village is acknowledged throughout the SPD and specifically referenced within section 2.	At the end of Paragraph 1.5 include: <i>"The Masterplan area is located within the Parish of Charlecote"</i>
Charlecote Parish Meeting	Working with the community and stakeholders	Although representatives of Charlecote Parish meeting were invited to a presentation of the SPD, there had been no formal consultation prior to this.	None	Informal workshops were held with local stakeholders including the surrounding Parishes. Parish Councils will be consulted on future planning applications relating to the site.	None.
Charlecote	Context	Whilst the SPD states the	None	Comments noted, reference	At the end of

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Parish Meeting		village of Charlecote is located to the west of the Campus and mentions the existence of several listed buildings and the grounds of Charlecote Park, there is nothing to state the Campus is located within Charlecote Parish.		to the Masterplan area being within Charlecote Parish should be included.	Paragraph 1.5 include: <i>"The Masterplan area is located within the Parish of Charlecote"</i>
Charlecote Parish Meeting	Concept	Charlecote Parish Meeting is broadly supportive of the regeneration and appropriate development of the Campus. However, consideration must be given to the broader context, specifically the heritage constraints of Charlecote village and ensure a sensitive edge to the north and west that acknowledges the setting of the site in a rural landscape.	None	When considering the impacts on historic assets within the Conservation Area it is important to note that a review of the Charlecote and Hampton Lucy- Conservation Area was undertaken in 1994. Through that review the area covered by the designation was extended to ensure it included areas of land that contributed to the setting of the historic assets within it, including the registered park and garden. It is noted that a very small part of the Conservation area overlaps with the SPD area, near to where the playing pitches are proposed. The SPD is accompanied by a Historic Environment Desk Based Assessment which	Amend paragraph 3.37 as follows: <i>"Naturally integrated landscape strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer"</i>

Respondents	Section/Subsection	Summary of Comments	Changes sought	Officer response	Proposed revisions
				<p>demonstrates how the setting of historic assets have been considered, suggested a number of recommendations to ensure the SPD maximises heritage enhancement and minimises heritage harm.</p> <p>This has been taken into account in establishing the specific principles regarding building heights, heritage, ecology and landscaping including within the Community Character Area Zone. These principles, alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and Charlecote village. This will ensure the rural character of Charlecote village is maintained and that any harm to the Charlecote and Hampton Lucy Conservation Area and the impacts on the setting of assets within it is minimal.</p> <p>However, to further strengthen the SPD it is considered that reference to a 20-25m landscaped buffer</p>	<p><i>as measured from the western boundary of the site."</i></p>

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				should be included within this character area and further illustration of this should be provided in the SPD.	
Charlecote Parish Meeting	Character Area Zone 1 Community	<p>Charlecote Parish Meeting have serious concerns over the proposed relocation and expansion of the Community Zone (comprising the relocation of existing campus accommodation, children's nursery and playing fields).</p> <p>Development along the Birmingham Road approaching Charlecote village from the north will detract from the setting of significant historic assets including listed buildings, Registered park and garden and Conservation Area.</p> <p>Ribbon development on the periphery of the village would detract from the identity and context of the village. As proposed, development</p>	<p>Increase gap between the northern edge of Charlecote village and the proposed re-developed area of Zone 1 of the Campus.</p> <p>SPD should make commitments set out in 'summary of comments' column.</p>	<p>As set out in the SPD, the access from Birmingham Road will be for pedestrians and cyclists.</p> <p>When considering the impacts on historic assets within the Conservation Area it is important to note that a review of the Charlecote and Hampton Lucy- Conservation Area was undertaken in 1994. Through that review the area covered by the designation was extended to ensure it included areas of land that contributed to the setting of the historic assets within it, including the registered park and garden. It is noted that a very small part of the Conservation area overlaps with the SPD area, near to where the playing pitches are proposed.</p> <p>The SPD is accompanied by a Historic Environment Desk Based Assessment which</p>	<p>Amend paragraph 3.37 as follows:</p> <p><i>"Naturally integrated landscape strategy with swathes of native species, rich meadow planting to provide habitats rich in pollinators, and to support and enhance important wildlife corridors around the character area set within a 20-25m metre deep landscape buffer. Measured from the western boundary of the site."</i></p>

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		<p>in Zone 1 would destroy this area of open countryside and change the gateway into the village. It would effectively turn the village into a satellite of a much larger development and Wellesbourne.</p> <p>Firm commitments are required on:</p> <ul style="list-style-type: none"> • landscaping buffers; • The number of houses to be constructed; • No floodlighting to playing pitches; • Parking provision for those living in the accommodation and those using the playing fields; • No vehicular access off Birmingham Road <p>It is felt a sufficient wide area of countryside is needed to visually separate the village from the Campus.</p>		<p>demonstrates how the setting of historic assets have been considered, suggested a number of recommendations to ensure the SPD maximises heritage enhancement and minimises heritage harm.</p> <p>This has been taken into account in establishing the specific principles regarding building heights, heritage, ecology and landscaping including within the Community Character Area Zone. These principles, alongside the general landscaping principles and the provision of playing pitches will help to maintain a separation between built form and Charlecote village. This will ensure the rural character of Charlecote village is maintained and that any harm to the Charlecote and Hampton Lucy Conservation Area and the impacts on the setting of assets within it is minimal.</p> <p>However, to further strengthen the SPD it is considered that reference to a 20-25m landscaped buffer</p>	

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				<p>should be included within this character area and further illustration of this should be provided in the SPD.</p> <p>The intention is that the current on-site accommodation (dwellings) would be replaced like for like in terms of overall numbers.</p> <p>There is no intention to install floodlighting to the playing pitches.</p>	
Charlecote Parish Meeting	Character Zone 2 North Innovation Campus	Charlecote Parish Meeting would like a firm commitment to and requirement for landscaping and open space in the north-west corner of Zone 2 as well as a commitment on building heights on the west side of Zone 2.	SPD should make commitments set out in 'summary of comments' column.	The specific principles regarding building heights, heritage, ecology and landscaping within the Character Area Zone 2 alongside the general landscaping principles that are set out in the SPD will help to mitigate the impacts on the wider landscape setting of the site.	None
Charlecote Parish Meeting	Character Area Zone Main Campus Frontage	Concerns raised about the impact of landmark innovation buildings on the eastern boundary of the Campus site on the farms that lie on the opposite side of the A429.	SPD should make commitment to non-intrusive lighting.	The specific principles regarding building heights, heritage, ecology and landscaping within the Character Area Zone 5 alongside the general landscaping principles that are set out in the SPD will help to mitigate the impacts on the	None

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		<p>Wish to see a commitment to non-intrusive lighting and limit on number and usage of illuminated signs.</p> <p>Landscaping is key to retain the general rural appearance and setting.</p>		<p>wider landscape setting of the site.</p> <p>Lighting associated with any development on the site would be assessed through any future planning applications.</p>	
Charlecote Parish Meeting	Context	The SPD needs to be seen in the wider context of plans for Wellesbourne Airfield and the quarry at Wasperton, all of which will add more traffic to the A429.	None	A highways modelling protocol is appended to the SPD which provides clarity on how modelling should be undertaken as part of a planning application which will allow the impacts on the local highway network to be taken into account. The SPD also sets out a strategy for active travel and modal shift that will reduce the reliance on the private car.	None
Charlecote Parish Meeting	Accessibility	There is no mention of an integrated transport plan or improvements to pedestrian and cycle access apart from access from the Birmingham Road adjacent to Charlecote village.	None	Connectivity and Sustainable transport is addressed on page 57 of the SPD, confirming a clear active travel strategy to encourage access to the Campus by sustainable modes of travel.	None
Charlecote Parish Meeting	Landscape	Although innovation, economic growth and	None	Comments noted.	None

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		employment opportunities are for the greater good, they come at the cost of the loss of open countryside through the construction of additional buildings with associated noise and light pollution in a currently largely natural environment.			
Wellesbourne Wanderers Football Club	Character Area Zone 1 Community	<p>Wellesbourne Wanderers FC are the current sole resident users and have been custodians of existing Football Pitches since 2015/16. Currently maintain and use 1 full size adult pitch and 4 junior pitches. Play an integral role in provision of football in the local community.</p> <p>Current provision of football pitches and sports facilities in the community is sadly lacking and would be keen to engage with the University to improve facilities to be available to the community.</p>	Interested in collaborating with all relevant parties to provide constructive feedback and contribute to the development of effective plans for community facilities that are proposed as part of the project	Comments noted, Stratford-on-Avon District Council and the University of Warwick would welcome further discussion as the SPD is implemented. The University have amended the layout of Character Area Zone 1 to increase the playing pitch provision from 2 to 3 pitches in order to provide additional sports facilities on the site.	Amend the section on Character Area Zone 1 to increase football pitch provision within the SPD.
Wellesbourne	Entire document	The PC supports the SPD	Would like to see	Comments note. A highways	None.

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and Walton Parish Council		<p>– it is an innovative and exciting development for the area and the document acknowledges and recognises issues of sustainability, landscape impact, biodiversity, community assets etc.</p> <p>Concerns about Junction 13 being proposed as a suitable exit to access the site. It should not be included as a main access route as it would result in traffic in Wellesbourne centre. Sustainable transport requires a more reliable public transport system as an alternative to the private motor vehicle.</p>	<p>access to free car parking for weekend sporting activities on the site.</p> <p>Would like to see use of a more reliable/frequent bus service.</p>	<p>modelling protocol is appended to the SPD which provides clarity on how modelling should be undertaken as part of a planning application which will allow the impacts on the local highway network, and road junctions, to be taken into account.</p>	
Warwickshire County Council	Entire document	<p>There is an allocated site for sand and gravel extraction 1.2km north of the Campus site. Due to the distance and geographical location, the working of the site (if permitted) is unlikely to affect the Campus site.</p> <p>The Campus falls within a Mineral Safeguarding</p>	<p>Developer should submit a Mineral Assessment Report.</p> <p>Planning applications should be accompanied by a Resource Management Plan which explains where materials are to be sourced from</p>	<p>Comments noted, these matters will be addressed through future planning applications.</p>	None

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		<p>Area for sand and gravel. The development of the Campus will have implications for mineral safeguarding, so the matter will need to be addressed. The potential for prior extraction of minerals should be assessed.</p> <p>There is no reference to what will be done to soils on the site during the development. WCC would wish that all soil be retained on site.</p>	<p>for the development.</p> <p>If waste needs to be removed from the campus, the location of their disposal needs to be disclosed.</p>		
Warwickshire Bat Group	Entire document	<p>Objective of retaining the existing trees and hedgerows is commendable and it will be important that these are not removed through development.</p> <p>The intention to enhance the site with additional planting requires the use of native species.</p> <p>Use of sensitive lighting throughout the site will be really important, since bats are deterred from</p>	<p>Lighting policy should be adopted to the Wellesbourne site to exclude 'decorative' lightning.</p> <p>Lightning of footpaths should be restricted to low level downlighters.</p> <p>No lighting should be allowed to spill onto the area of the watercourse to maintain it as a</p>	<p>Comments noted. Further clarity on footpath lighting should be included within the SPD.</p> <p>Lighting schemes would be considered through subsequent planning applications for different phases of development on the site and would be assessed through technical detail submitted with the applications.</p> <p>Bat roost replacement would be assessed and controlled</p>	<p>At the end of the first sentence of paragraph 3.164 add the following:</p> <p><i>"This will also ensure that footpaths utilise appropriate low-level lighting"</i></p>

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		the site currently because of excess/superfluous lighting.	wildlife corridor. Suitable alternative roosting sites should be provided for the bats when building that have been used by bats are demolished .	through conditions attached to subsequent planning permissions where appropriate.	

