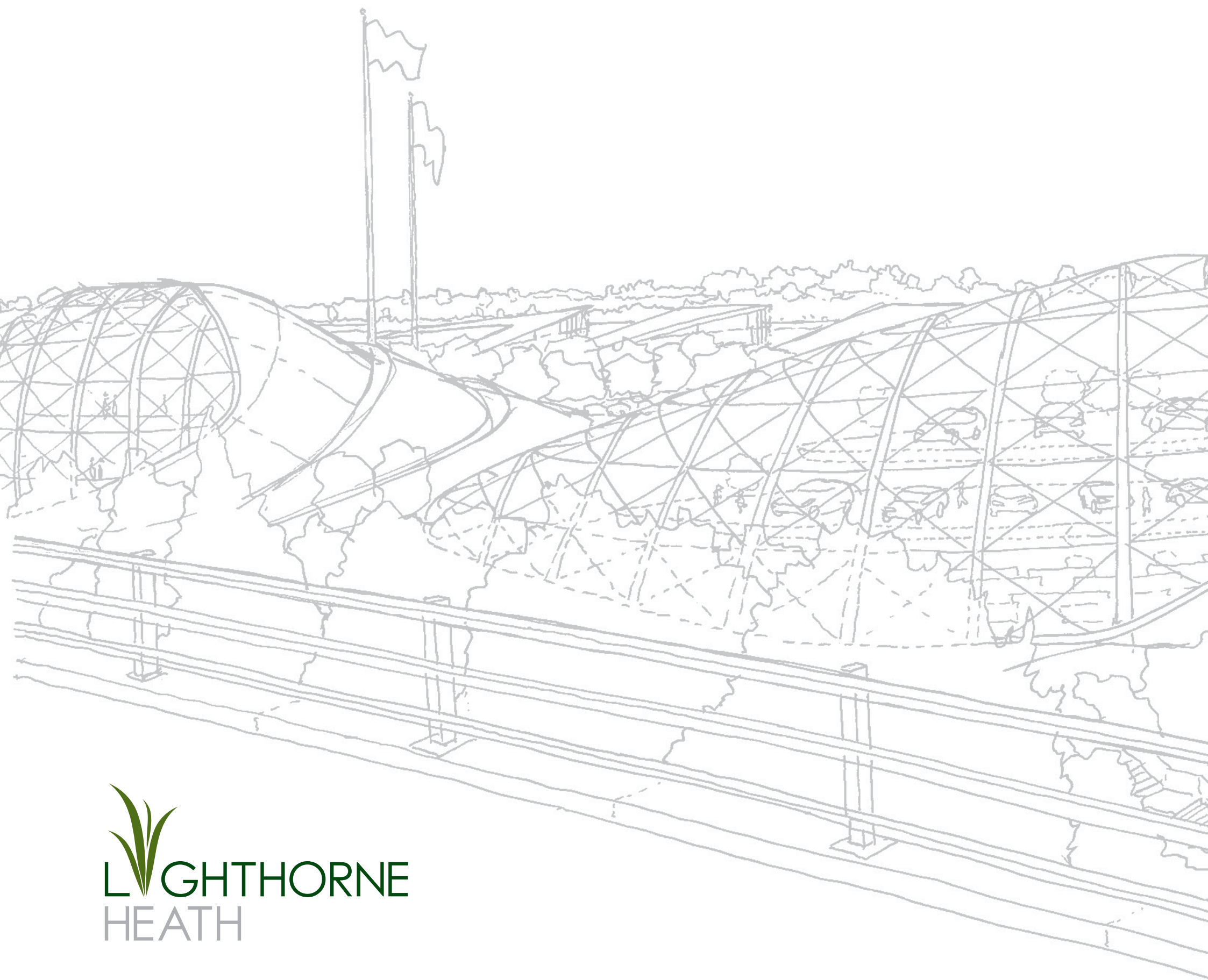




# LIGHTHORNE

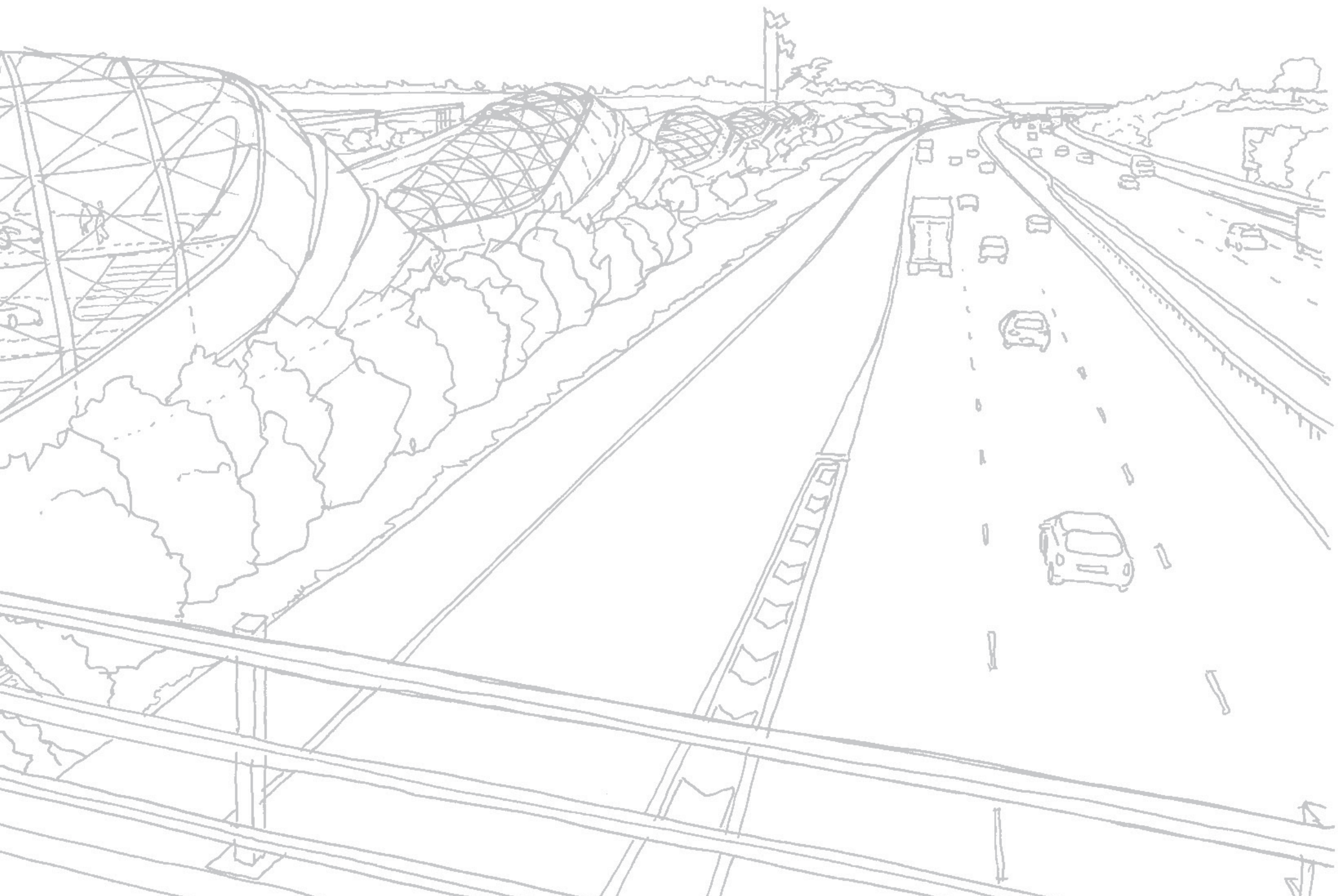
## HEATH





 LIGHTHORNE  
HEATH

# TOMORROW'S GARDEN VILLAGE



# Context



This concept brochure sets out a vision for a new community at Lighthorne Heath.

- Government support for innovative planning solutions, such as new settlements based on the principles of Garden Cities
- Emphasis on promoting and expanding clusters and networks of knowledge driven, creative and high technology industries
- Stratford-on-Avon District on-going housing needs
- Major employment in-commuting to Lighthorne Heath
- Major congestion on M40 at Junctions 12 and 13
- Lack of available public sector funding for roads, social and community infrastructure, such as schools
- Pressure to expand and strengthen employment opportunities at Jaguar Land Rover, Aston Martin and associated businesses
- Environmentally constrained District
- Social, economic and environmental benefits of balancing good jobs, good homes and good education and learning



**David Cameron** in a speech  
to the Institute of Civil Engineering,  
March 2012:

“Now, while everyone celebrates the success of the Green Belt, far fewer people celebrate the contribution that the new towns made to maintaining it intact. Some people feel we’ve lost the **art of creating great places** with the right social and environmental infrastructure.

Now, certainly mistakes were made in the new towns with the state deciding, often rather arrogantly, what people ought to like and what they should not like.

But in the last century private and **social enterprises** also created places like Hampstead Garden Suburb, Letchworth, Welwyn Garden City, not perfect, but popular, green, planned, secure with gardens, places to play and characterful houses, not just car dominated concrete grids.

So, yes, we need more housing, but sprawling over the countryside isn’t the answer. We must absolutely protect our Green Belts and national parks, but we also urgently need to find places where we’re prepared to **allow significant new growth** to happen.

That is why we’ll begin consultation later this year on how to apply the principles of Garden Cities to areas with high potential growth in **places people want to live**.

And we must get our planning system fit for purpose; it needs to be quick, it needs to be easier to use and it needs to better **support growth, jobs and homes.**”

**Nick Clegg** in a speech  
to the National House-Building Council,  
November 2012:

“It’s time to rediscover that **proud tradition** of  
creating new places.

We can either condemn ourselves to haphazard  
urban sprawl – the surest way to damage the countryside,  
we can cram ever more people into existing settlements,  
concreting over gardens and parks – and  
bear in mind we already build the smallest homes in  
Western Europe, or **we can build places** people  
want to live.

So I urge the people in this room to help make this a success.

**Garden Cities and Suburbs for the 21st Century.**

We can rise to this challenges, but only if we see the  
opportunity too. ”

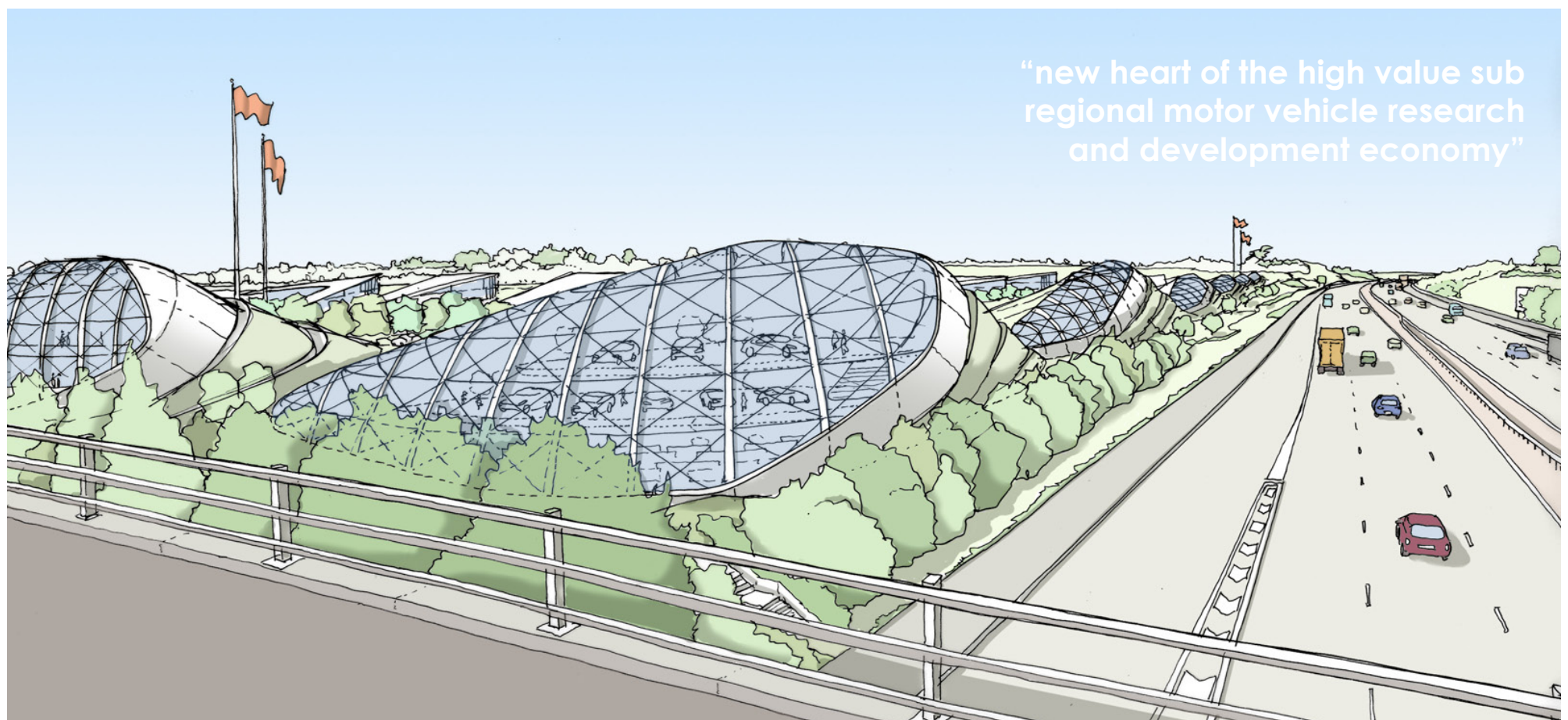


TOMORROW'S  
GARDEN VILLAGE



# A Unique Opportunity for Growth

- Opportunity for new settlement linked to a knowledge based economy and developed in accordance with **Garden City principles**
- First phase of **3,000 homes** complete by 2030 across 100 hectares
- Opportunity for extremely high architectural quality
- **4,200 workforce** that could support local jobs (based on current district figures)
- New roads to alleviate congestion
- Provision of 40 hectares of **knowledge focused employment**
- **New** district centre and local centre with shops and restaurants
- Fully **integrated recreation**, leisure and access to **open spaces and countryside**, facilitating wellbeing
- Provision of primary school and **new Learning Academy**
- Frequent **sustainable** public transport infrastructure to Warwick Parkway and Banbury
- Community management and governance to ensure principles are maintained and enhanced for future generations



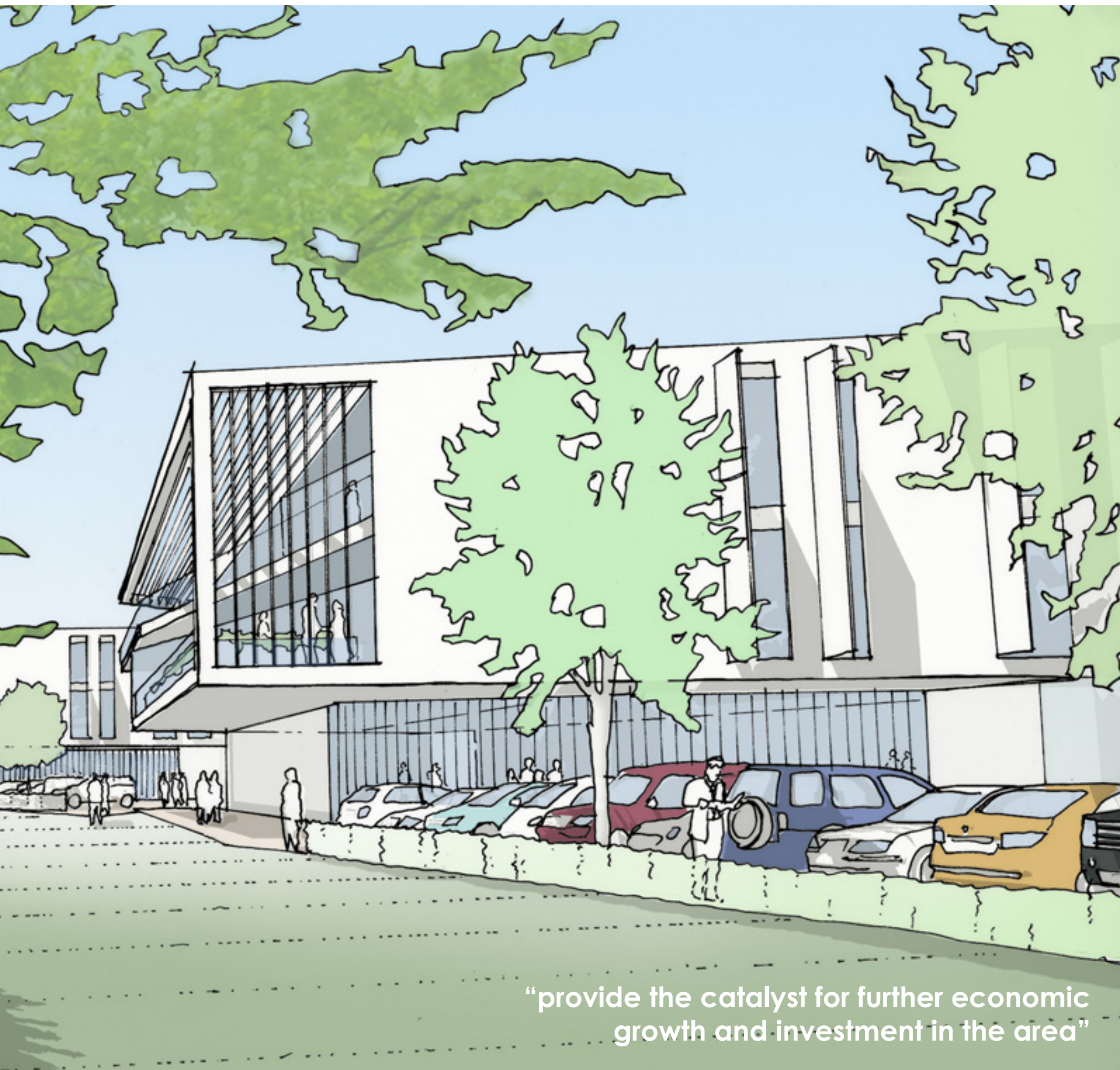










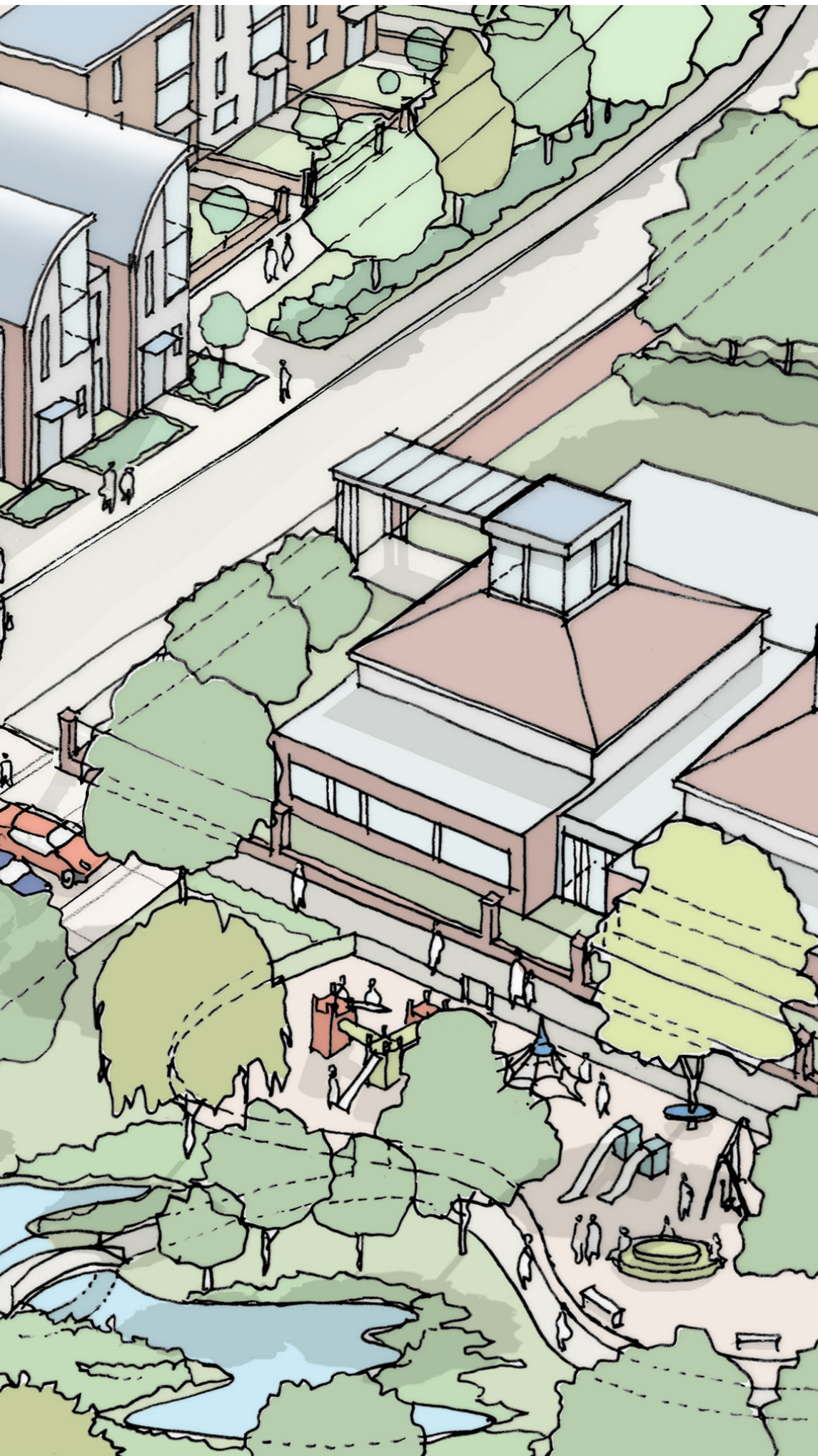


“provide the catalyst for further economic growth and investment in the area”









**“a community heart**  
supporting a range of shops,  
bars, restaurants and local  
services to support the  
day to day needs of the  
community.”







“exceptional education  
opportunity”





- Phase 2 opportunity for post 2030 housing provision
- Capacity for additional 2,000 homes across 65 hectares
- Opportunity for provision of additional primary school
- Total of 8,400 workforce that could support local jobs







“bespoke  
modern  
innovative  
housing”





## Concept Vision

A thriving community, Lighthorne Heath will be the **new heart of the high value sub-regional motor vehicle research and development economy**. It will deliver **exceptional educational opportunity** by facilitating integration between learning and world automotive research and development brands. It will deliver a wide range of volume and **bespoke modern innovative housing** of all tenures to support the social and economic needs of the area. Green infrastructure including open spaces, recreation and leisure, formal and informal landscaping and country parks will facilitate well being – all funded and managed by a community trust made up of residents and employers who live, work and recreate in the community. Lighthorne Heath will have **a community heart supporting a range of shops, bars, restaurants and local services to support the day to day needs of the community**. It will also deliver new knowledge based employment opportunities to **provide the catalyst for further economic growth and investment in the area** supported by the already established employment base and the excellence of the educational establishments at Warwick and Coventry universities.

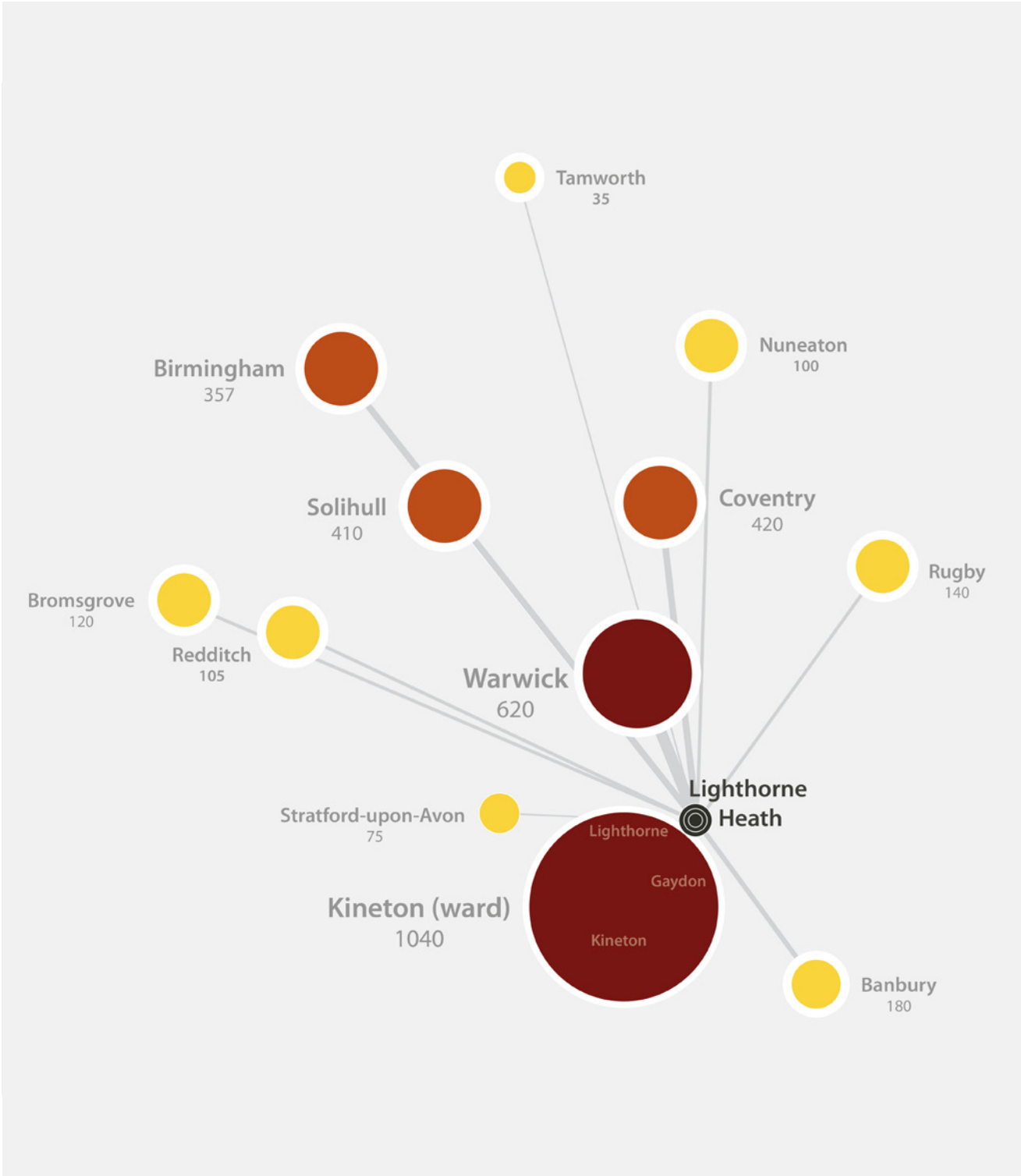
# Appendix

## Employment

- Total household expenditure generated by **5,000 new homes** would be **£111.8m**. At least **£27.9m** would be spent in **Stratford-on-Avon District**.
- The employment area will provide for around **1,100 high value jobs**.
- **Significant further jobs** in construction, retail, leisure, services and education, over a period of 30 years.
- **GVA increased by £51,643,900.**
- The formation of an automotive community will support the long term retention of **high value employment**.

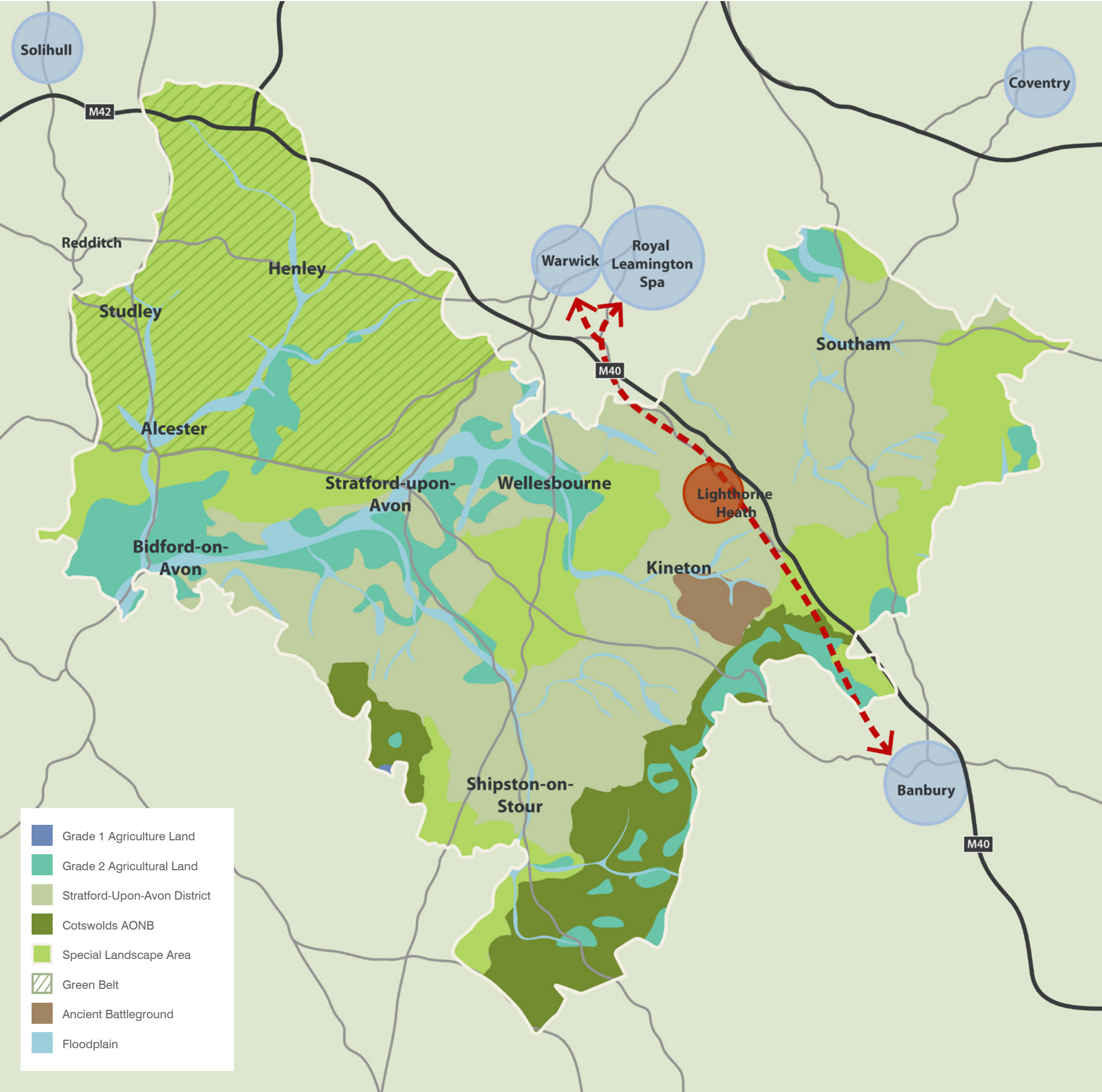
## Transport

- Currently **4,000 employees** travel to work from outside the area.
- Initial talks with Warwickshire County Council Officers have **supported the principle of a new settlement**.



Travel to Work Areas: In commuting to Lighthorne Heath





Stratford-on-Avon Constraints



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