



# ptions for growth

Warwick District Council Core Strategy



[www.warwickdc.gov.uk](http://www.warwickdc.gov.uk)



Local Development Framework



May 2008

## Introduction

Warwick District is likely to see significant levels of new growth in homes and jobs over the next few years and we need to plan for where these will go. This leaflet explains how much growth there may be, and sets out options for where this growth may go. Importantly, we also want your comments on these options.

**As you read this leaflet, please remember the following:-**

- **We are not, at this stage, supporting any of the options that are set out below. The purpose of this leaflet is to explain some of the choices that may be open to us, and to seek your comments on these.**
- **This leaflet provides a brief summary of the work we have done to look at the implications of further development in Warwick District. You can read a fuller version of this leaflet on our website at: [www.warwickdc.gov.uk/corestrategy](http://www.warwickdc.gov.uk/corestrategy) Alternatively, if you would like to receive a copy of our “Options Report” please call us on 01926 456505.**
- **We are keen to know what you think about the options and if you have any other ideas of your own. Further details are on the back page or you can complete the freepost questionnaire in the centre of this leaflet.**

## How much new development will there be in Warwick District?

The West Midlands Regional Assembly (WMRA) sets the future level of growth for Warwick District. The WMRA is consulting on a plan that will determine the level of growth needed up to 2026. This proposes that Warwick District will need to find land for **10,800 new homes** between 2006 and 2026 and around **90 hectares for employment**. Some land has already been found, and we expect to find further land within the towns (as brown field land is recycled for new uses). However, we believe we still need to identify the following:-

- green field land for approximately 2,700 new homes. This is roughly equivalent to the combined totals of the two major recent housing developments at Warwick Gates and South West Warwick or, to put it another way, about the size of 115 football pitches.
- 15 hectares of green field land for new jobs. This is a little less than that currently identified at Tournament Fields in Warwick for new jobs or about the size of 20 football pitches.

Please also bear in mind that since the WMRA is currently consulting on these figures, they may change in the future and we may need to find further land if the figure was to go up.

# How can this growth be distributed around Warwick District?



We have identified 5 different options for how this growth could be distributed across the district:-

Option 1	Focus growth in and around Warwick, Leamington and Whitnash
Option 2	Focus growth along the A46 corridor
Option 3	Balance growth in and around the four towns
Option 4	Disperse growth across the district including within villages
Option 5	Direct growth immediately to the south of Coventry

These options are now described in more detail on the following pages in no order of preference. Some of the **advantages** and **disadvantages** of each of the options are also set out. There are, however, some advantages and disadvantages which are **common to all of the 5 options**. These are as follows:-

Advantages	Disadvantages
<ul style="list-style-type: none"><li>Where green field urban extensions take place, these could provide new facilities and services and make best use of existing infrastructure.</li><li>There would be a greater opportunity to meet local housing needs (including for affordable housing).</li><li>Developer contributions could fund infrastructure and facilities.</li></ul>	<ul style="list-style-type: none"><li>Significant development on green field sites is inevitable.</li><li>There would be additional pressure on existing infrastructure and services. There may be the opportunity, however, to improve these through developer contributions.</li><li>People living &amp; working in new development areas may need to travel further.</li></ul>

## Option 1: Focus growth in and around Warwick, Leamington and Whitnash

### What does it mean?

- Warwick, Leamington Spa and Whitnash will absorb most new development in the district. Green field sites around the edges of the towns will be required for this. These sites may be within or outside of the Green Belt.
- The only development within Kenilworth will be on brown field land within the town.
- Elsewhere within the rural area, only development to meet local needs will be permitted.

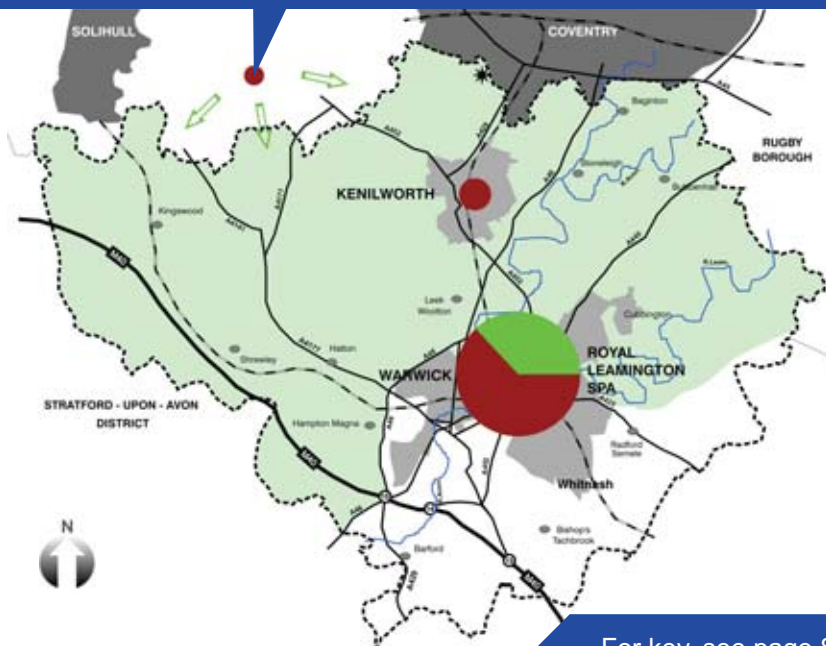
### Other advantages

None

### Other disadvantages

- Development on green field sites could include land in the Green Belt.
- Growth in the rural area is restricted to meeting identified local needs.
- Limited opportunities for further development within Kenilworth to meet any of its needs.

This circle represents housing that would be distributed across the Rural area.



For key, see page 8

## Option 2: Focus growth along the A46 corridor

### What does it mean?

- Green field development will be focussed on those areas where there is easy access to the A46 trunk road and the Leamington – Coventry railway line.
- Green Belt land to the north and west of Warwick, the north of Leamington, the east of Kenilworth and the south of Coventry may be needed for development.
- Elsewhere within the rural area, only development to meet local needs will be permitted.

### Other advantages

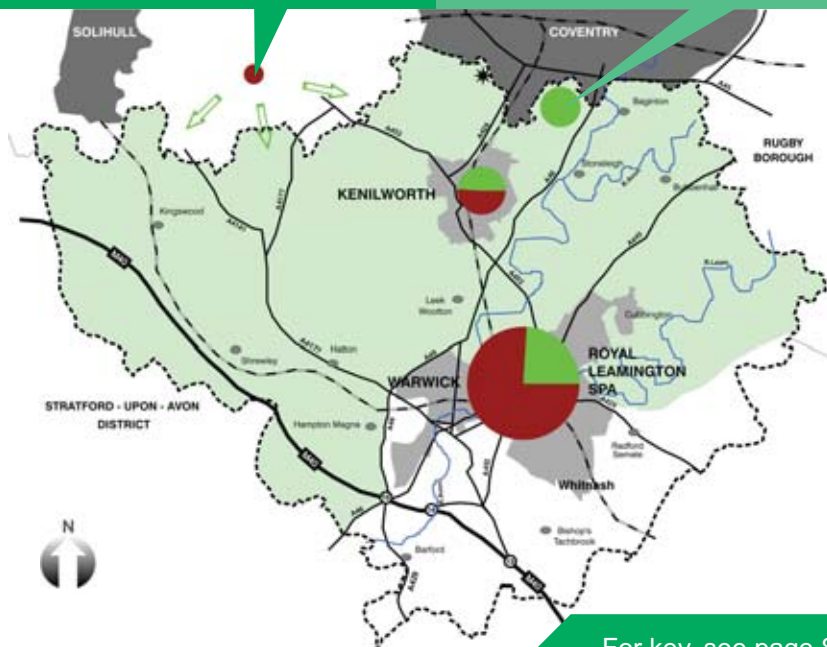
- More development in Kenilworth may help the case for a new train station.
- Could make best use of existing public transport and improve existing road and rail-based routes.

### Other disadvantages

- Development on green field sites would include land in the Green Belt.
- This may increase traffic congestion along the A46.
- Growth in the rural area is restricted to meeting identified local needs.

This circle represents housing that would be distributed across the Rural area.

This circle represents housing that would be distributed across land immediately to the south of Coventry.



For key, see page 8

## Option 3: Balance growth in and around the four towns

### What does it mean?

- This option seeks to support sustainable communities by creating a balance of new housing and employment development across the four towns in the district.
- Kenilworth, which has a very low employment base, will receive a significant amount of new employment development. This will need to use Green Belt land.
- The majority of the new housing will go to Warwick, Leamington and Whitnash, although some will be directed to Kenilworth. Green field sites will be required for this growth.
- Within the rural area, only development to meet local needs will be permitted.

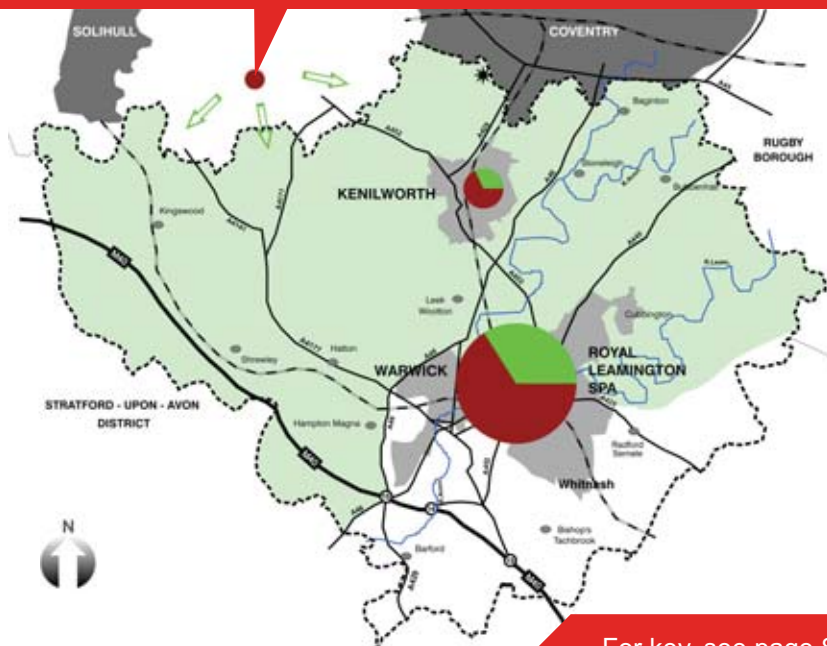
### Other advantages

- Further employment in Kenilworth could help to reduce commuting.
- May help the case for a railway station in Kenilworth.

### Other disadvantages

- Development on green field sites would include land in the Green Belt.
- Growth in the rural area is restricted to meeting identified local needs.

This circle represents housing that would be distributed across the Rural area.



For key, see page 8

**RESPONSE SERVICE**  
Licence No. MID 21369

**Warwick District Council  
Planning Department  
P.O. Box 2178  
Riverside House  
Milverton Hill  
Leamington Spa  
CV32 5QH**



# Warwick District Council Core Strategy Options Questionnaire



1. Which of the seven options for growth (if any) do you prefer?  
(Tick as many boxes as you wish)

**Option 1** Focus growth in and around Warwick, Leamington and Whitnash

☐

**Option 2** Focus growth along the A46 corridor

☐

**Option 3** Balance growth in and around the four towns

☐

**Option 4** Disperse growth across the district including within villages

☐

**Option 5** Direct growth immediately to the south of Coventry

☐

**Option 6** Focus growth within the four towns

☐

**Option 7** Create a new settlement in the rural area

☐

I support none of the options

☐

What are your reasons for your answer?

.....

.....

2. Are there any other options you would wish us to consider? (This could include an option which draws on elements within the options we have put forward.)

Yes ☐

No ☐

Please give details of these?

.....

.....

3. Do you support any of the possible directions of growth set out on page 9 & 10?

Yes ☐

No ☐

If so, please give the number(s) and your reasons for supporting it?

.....

.....



4. Do you object to any of the possible directions of growth?

Yes ☐

No ☐

If so, please give the number(s) and your reasons for objecting?

.....

.....

.....

5. Do you wish to suggest any other possible directions of growth?

Yes ☐

No ☐

Please be as broad or as specific as you wish and give your reasons for your views.

.....

.....

.....

## About You



Name .....

Address .....

.....

.....

Tel. No: .....

Email: .....

**Thank you for taking the time to complete this questionnaire.**



ptions for growth

## Option 4: Disperse growth across the district including within villages

### What does it mean?

- The need for new development would broadly be met across the four towns in accordance with the principles set out in option 3.
- However, some housing and employment growth would be promoted across the rural area above that which is required to meet local needs. This would be targeted towards the larger villages and settlements which have a wider range of services. It is suggested that these villages are Baginton, Barford, Bishops Tachbrook, Hampton Magna, Hatton Park, Lapworth (Kingswood), Leek Wootton, and Radford Semele.
- Green field sites would be required including land within the Green Belt.

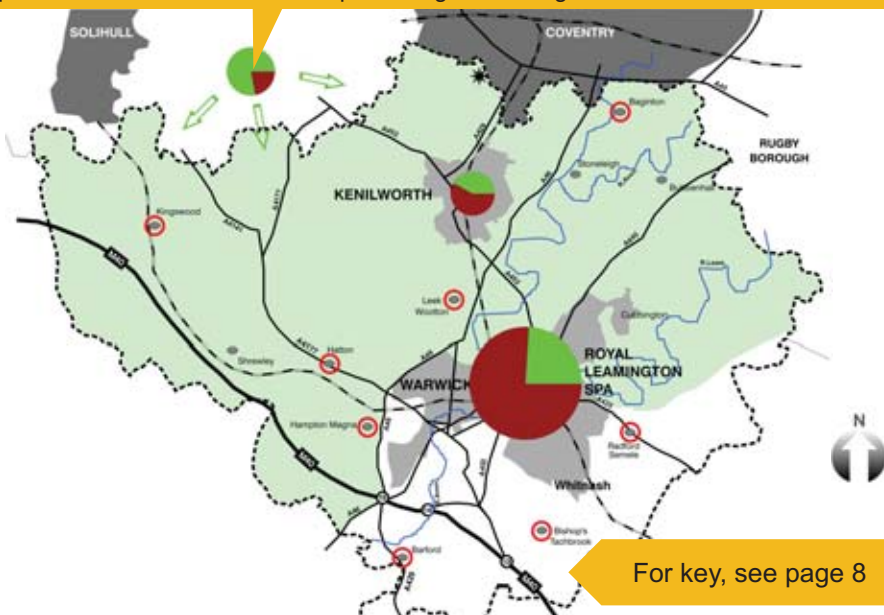
### Other advantages

- Increased development in the larger villages would increase population which may help to protect and improve village services.
- Further employment in Kenilworth could help to reduce commuting.
- May help the case for a railway station in Kenilworth.

### Other disadvantages

- Development on green field sites would include land in the Green Belt around Kenilworth and within/adjacent to some villages.
- Levels of growth in the larger villages would be greater than that needed to meet local housing needs. This would lead to increased commuting and put more pressure on rural roads.

This circle represents housing that would be distributed across the Rural area, however a proportion would be directed to the possible growth villages.



For key, see page 8

## Option 5: Direct growth immediately to the south of Coventry

### What does it mean?

- New housing and employment will be directed towards the southern edge of Coventry. Green Belt land will be required to meet this need.
- Where development cannot be accommodated here, it will be directed to the closest urban area. This may mean some additional development on the edge of Kenilworth and possibly also some on the north side of Warwick and Leamington.
- Within the rural area, only development to meet local needs will be permitted.

### Other advantages

- Housing and employment would be close to Coventry, benefiting from infrastructure within the city boundary.
- Development may help the further growth and regeneration of Coventry.
- Further employment in Kenilworth could help to reduce commuting.
- May help the case for a railway station in Kenilworth.

### Other disadvantages

- Any development would relate more with Coventry than with towns within Warwick District.
- Additional pressure on the A46 and A45 trunk roads.
- Development on green field sites would include land in the Green Belt. Baginton could be directly affected.
- Growth in the wider rural area will be restricted to meeting local needs.

This circle represents housing that would be distributed across land immediately to the south of Coventry.



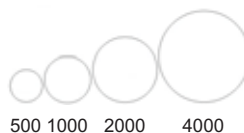
This circle represents housing that would be distributed across the Rural area.

For key, see page 8



#### Number of houses within each broad area

The size of each circle is not intended to represent the amount of land required for that area



## Are there any other options?

We have considered two other options but have decided not to pursue these any further.

### Option 6: Focus growth within the four towns.

This is similar to option 1, however in this option all reasonable opportunities will be taken to maximise the number of homes that are built on brown field sites within the towns. This will mean building at higher densities in certain locations.

#### Why are we not taking this option further?

1. There would be more development within the towns than under any other option. This would increase air and noise pollution and put additional pressure on existing infrastructure.
2. It would be more difficult for the district to meet local housing needs (including for affordable housing) or to promote a strong and sustainable economy.

### Option 7: Create a new settlement in the rural area.

In this option, a new settlement would be created somewhere within the rural area to accommodate all growth that cannot be comfortably accommodated within the urban areas. This would (approximately) have 2,700 new homes and 10 hectares of employment land.

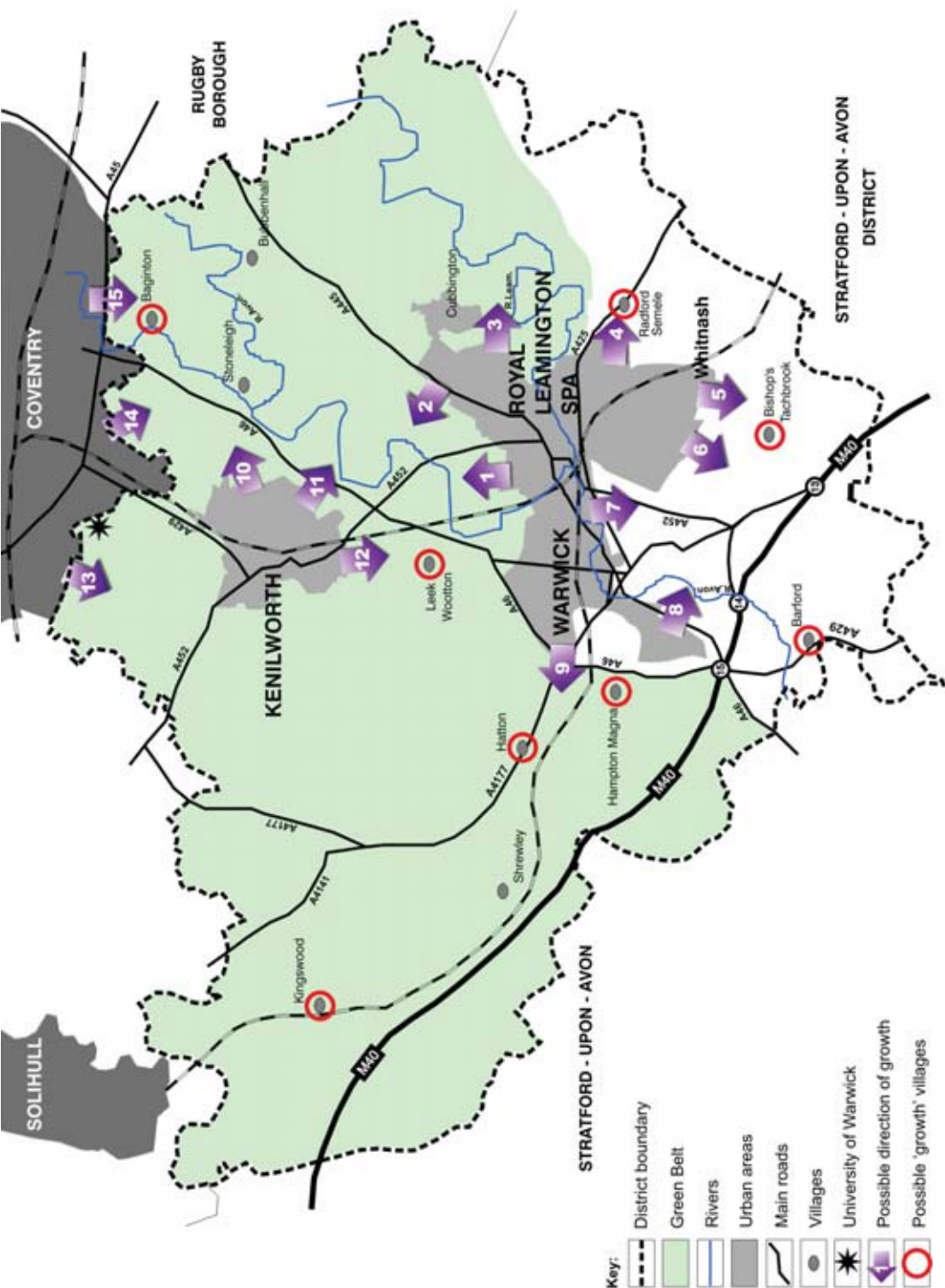
#### Why are we not taking this option further?

1. A new settlement would have a significant impact on the local environment and wildlife.
2. It would increase people's need to travel. This would give rise to increased air and noise pollution and CO2 emissions.
3. There would be little opportunity for new education, health and other community facilities in the settlement to benefit the wider community.

## Where may this growth actually go?

The seven options set out above do not indicate specific locations where the new development will be built. It is not the purpose of this consultation to identify specific sites where development would take place, however, it is important that we begin to think about where this growth could be directed. We have therefore identified 15 broad “directions of growth” and these are shown below.

- 1 Land north of Milverton, Leamington Spa
- 2 Land north of Lillington, Leamington Spa
- 3 Land east of Lillington (Campion Hills area), Leamington Spa
- 4 Land east of Sydenham, Leamington Spa and west of Radford Semele
- 5 Land south of Whitnash
- 6 Land south of Warwick Gates, Warwick
- 7 Land west of Europa Way (including land south of Gallows Hill), Warwick
- 8 Land east of Stratford Road, Warwick
- 9 Land west and north west of Warwick
- 10 Land north east of Kenilworth
- 11 Land south east of Kenilworth (Thickthorn)
- 12 Land south of Kenilworth
- 13 Land south of Coventry – Kirby Corner
- 14 Land south of Coventry – Finham
- 15 Land south of Coventry – Baginton



## What happens now?

These options are being put forward by the Council for your comments. We are keen to know what you think about the options and if you have any other ideas of your own.

Please take this opportunity to let us know your views in one, or more, of the following ways:-

- Complete the questionnaire attached to this leaflet and return it to the Council at the address below.
- Complete our more detailed online questionnaire at [www.warwickdc.gov.uk/corestrategy](http://www.warwickdc.gov.uk/corestrategy)  
This contains all the questions on this leaflet and further additional ones.
- Write to us at the address below.

The consultation is running from 15th May to 10th July 2008. It would be very helpful to us if you could let us have your comments during this time. Please email any written comments to [corestrategy@warwickdc.gov.uk](mailto:corestrategy@warwickdc.gov.uk) or post them to:-

Planning Policy Team, Planning Department,  
P O Box 2178, Warwick District Council,  
Riverside House, Milverton Hill,  
Leamington Spa CV32 5QH

## What happens next?

We will spend the rest of this year considering your comments and completing a number of pieces of technical work. We hope that by December we will be able to produce our “preferred option” for dealing with this growth. We will consult you again then.

## How can I find out more?

If you want to find out more about the Core Strategy we would encourage you to do any of the following:

**Website:** Visit the Core Strategy page of the Council's website at:  
[www.warwickdc.gov.uk/corestrategy](http://www.warwickdc.gov.uk/corestrategy)

**Email alert:** You can subscribe to our email alert service for news on a range of planning policy documents produced by the Council, including the Core Strategy

**Telephone:** 01926 456505