



LOCALPLAN
helpingshapethedistrict

Preferred Options Summary

Warwick District Council May 2012

Introduction

This document has been prepared to provide you with information about the new Local Plan that Warwick District Council is preparing and specifically to encourage you to comment on the ideas that are summarised in this booklet and explained in more detail on our website at:

www.warwickdc.gov.uk/newlocalplan.

The full wording of our Preferred Options and the justification for them, is set out on the website.



The Local Plan will be very important in helping to shape the District over the next 15 years. It suggests how we might deal with future growth and puts forward, for consultation, the Council's preferred development sites, along with outline policies and

possible infrastructure requirements. Together, the proposals for growth and the policies which will shape that growth will make a big difference and your views will be taken into account as the next stages of the Plan are undertaken.

So, we would be grateful if you could read this document and the associated information on our website and use the response form (also on the website) to let us know what you think.

Vision and Objectives

Warwick District Council's vision, which it shares with many of its key partners, is to "make Warwick District a Great Place to Live, Work and Visit".

The Sustainable Community Strategy sets out how we and our partners plan to achieve this vision. We have been working to make sure that the new Local Plan aligns with the Sustainable Community Strategy and plays its part addressing the priorities of:

- Safer communities
- Health and wellbeing
- Housing
- Economy, Skills and employment

... and the cross cutting themes of

- Narrowing the gaps
- Embedding sustainability
- Supporting families at risk
- Engaging and strengthening communities
- Rurality

The Council has already agreed the objectives it wants to achieve through the Local Plan. The following have been identified as particularly important:

- Support the growth of the local economy
- Maintain and promote thriving town centres

- Promote the regeneration of deprived areas
- Provide for growth and changes within the population
- Meet the housing need – identifying land for around 550 new homes per year on new sites
- Provide well designed, mixed neighbourhoods, based on the principles of garden towns.



Our Preferred Options

PO1 Preferred Option: Level of Growth

Our preferred option is for an average of 555 homes per year to be built on new allocated sites between 2014 and 2029. In addition to this, a number of houses will be built on windfall sites during the plan period to enable the District's housing needs to met.

The Council must plan for a number of new homes to be built in the District, up until 2029, which will meet our needs and ensure that people who work in the District have the opportunity to live here. We decide on this level by looking at economic and household projections.



PO2 Preferred Option: Community Infrastructure Levy

Our preferred option is to develop a Community Infrastructure Levy Scheme alongside the development of the Local Plan

Good infrastructure (schools, roads, health care, services and green spaces) is important in making sure we develop communities which people value.

To deliver this, we need to find ways to provide the infrastructure that new and existing communities will need. A Community Infrastructure Levy (CIL) scheme, whereby developers are asked to contribute to the costs of infrastructure, is part of this.

PO3 Preferred Option: Broad Location of Growth

Our preferred option is to plan for growth across the District, focusing on areas within and on the edge of existing towns but including some growth in villages. At the same time we want to make sure we avoid growth which could lead to existing settlements merging.

New housing and employment must be built close to existing services and facilities so that people do not have to travel far to get to schools, shops, leisure facilities or workplaces. In this District we have very little available brownfield (previously developed) land and much of the land around our towns is in the Green Belt.

The Council could choose to distribute new growth across the District in a number of ways (for instance putting all new housing outside the green belt, creating a new town or focusing on the edge of existing urban areas). The limited availability of brownfield sites in our towns and the limited amount of land outside the green belt affects our choices.



Preferred Development Sites - Whole District



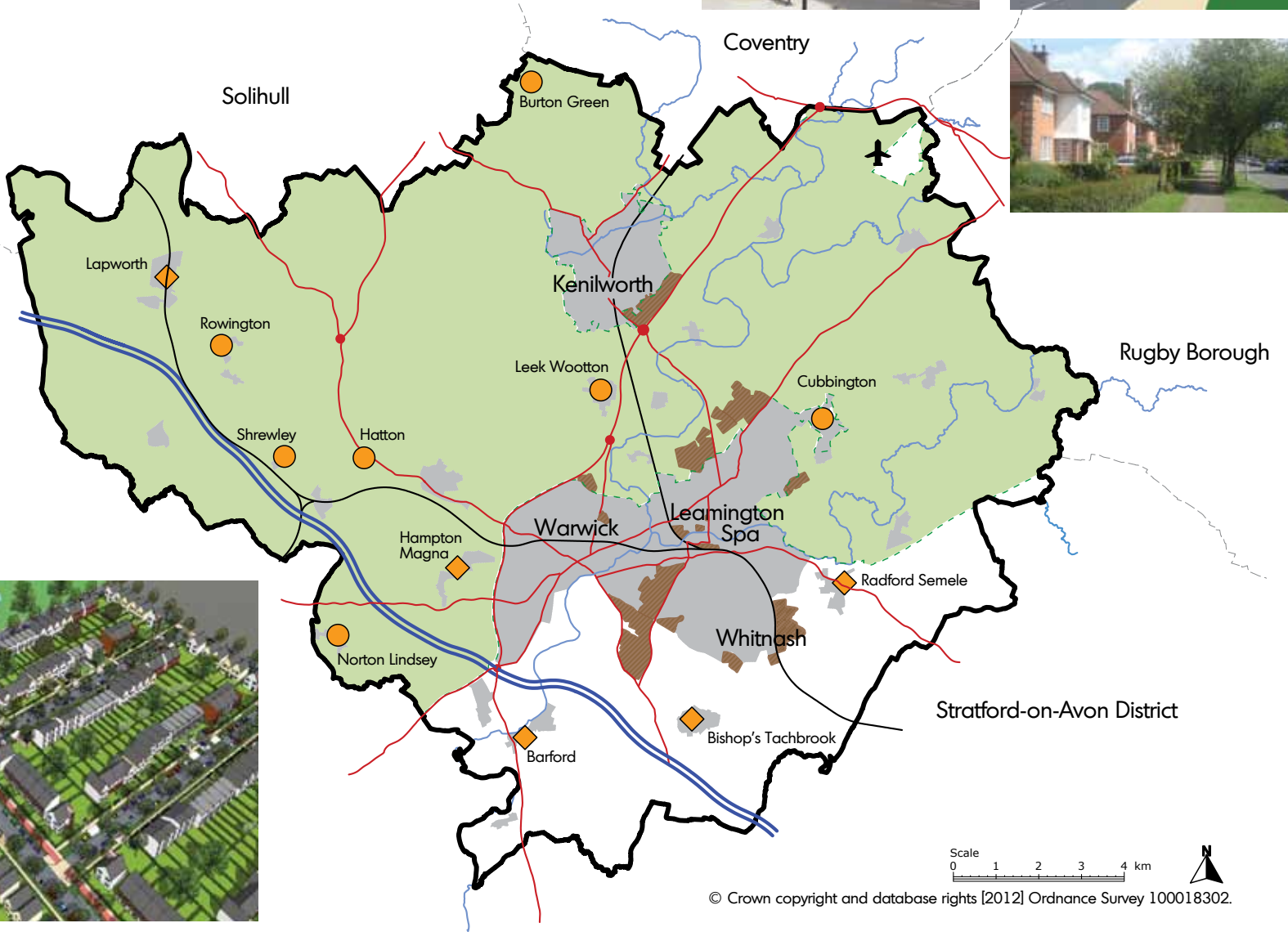
Key

Green Belt

Preferred Development Sites

Category 1 Villages

Category 2 Villages



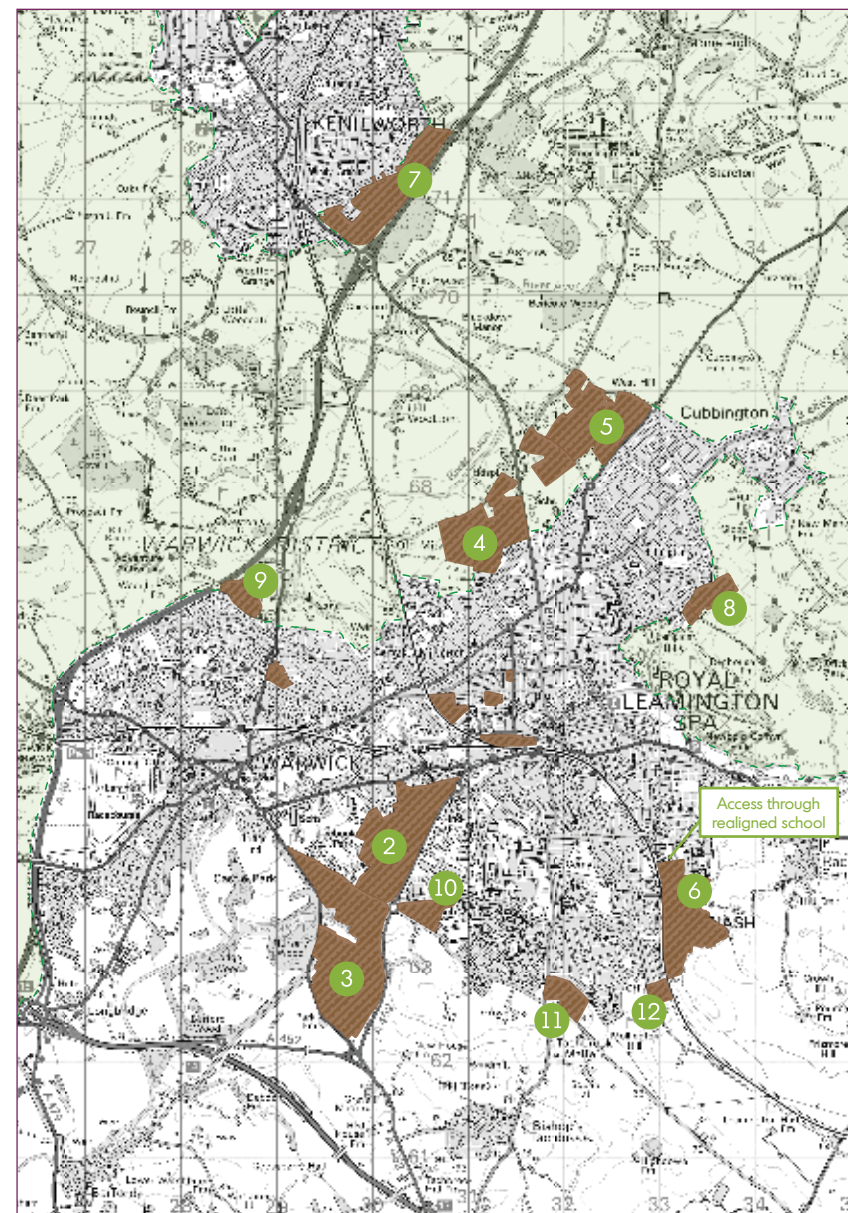
PO4 Preferred Option: Distribution of Sites for Housing

Our preferred option is to allocate land for housing, employment, open space and community facilities in the following locations:

Location	Scale and Range of Uses
1 Sites within existing towns (see full report for details)	480 houses
2 Myton Garden Suburb (North of Gallows Hill/ West of Europa Way), Warwick	1100 houses, plus employment, open space and community facilities
3 South of Gallows Hill/ West of Europa Way, Warwick	1600 houses plus employment, open space and community facilities
4 Milverton Gardens (North of Milverton), Leamington	810 houses plus employment, open space and community facilities
5 Blackdown	1170 houses plus employment, open space and community facilities
6 Whitnash East/South of Sydenham	650 houses plus open space and community facilities
7 Thickthorn, Kenilworth	770 houses plus employment, open space and community facilities
8 Red House Farm, Lillington	200 houses plus open space
9 Loes Farm, Warwick	180 houses plus open space
10 Warwick Gates Employment Land	200 houses, plus open space
11 Woodside Farm, Tachbrook Rd	250 houses, plus open space
12 Fieldgate Lane/Golf Lane, Whitnash	90 house, plus open space
13 Category 1 villages	500 houses
14 Category 2 villages	About 350 houses

These sites are shown on the map on the following pages. They have been chosen to make sure we have enough land for development to meet the level of growth needed (see PO1) and to fit in with the suggested approach to the broad location of growth (see PO3).

Development Sites - (Urban Fringe)



PO5 Preferred Option: Affordable Housing

Our preferred option is to require 40% of homes on new developments to meet the need for affordable housing. We will make sure these homes are of the right size and tenure to meet our needs.

We will allow small developments of affordable housing in villages where housing wouldn't normally be allowed, including a small number of homes for sale to help fund them.

We have a shortage of affordable housing in the District. New developments give us an opportunity to build more affordable homes to meet our needs.



PO6 Preferred Option: Mixed Communities and a Wide Choice of Homes

Our preferred option is to ensure:

- a) housing provides a mix of house sizes and types, including for first time buyers
- b) a proportion of houses are built to be easily adapted to meet the needs of people with disabilities
- c) homes to meet the needs of older people are provided including the provision of extra care housing
- d) new student accommodation and houses in multiple occupation are provided in suitable locations – and not in areas which already have large amounts of such accommodation

We wish to make sure that new housing developments provide a mix of different types and sizes of homes to meet the needs of the District.

PO7 Preferred Option: Gypsies and Travellers

Our preferred option is to find a site (or sites) for gypsies and travellers according to a clear set of criteria and ensuring each site meets national guidance on design and facilities.

Currently the District does not have any sites for Gypsies and Travellers. This means we are not meeting the housing needs of these communities and puts the District at risk of unauthorised occupation of sites.

PO8 Preferred Option: Economy

Our preferred option is to make sure there is a wide range of employment land and buildings available to meet the needs of businesses by;

- allocating new employment land within the development areas shown on the map on page 8 at Thickthorn, south of Warwick (to the west of Europa Way) and north of Leamington at Blackdown and Milverton Garden
- protecting existing employment land and buildings and enabling the regeneration of areas of employment where needed
- Exploring the case for the Coventry and Warwickshire Gateway to be identified as an employment site of regional importance
- Enabling growth/diversification of rural businesses.

Economic growth generates wealth and raises living standards which contribute to the quality of people's lives and can support healthier, safer and more inclusive communities. It is therefore an important contributor to delivering more sustainable and prosperous communities.

PO9 Preferred Option: Retailing and Town Centres

Our preferred option is to ensure that our town centres remain successful and are the focus for future retail growth, with specific support for major new retail investment in Leamington town centre. In addition, we will protect our existing retail uses in town centres and strongly resist any out of town centre proposals that may come forward. Finally, the Local Plan will recognise and protect the value of existing local shopping centres across the District as well as rural shops.

Retailing is an important factor in building a successful district. Our town centres in Leamington Spa, Warwick and Kenilworth are at the heart of our communities, providing shopping, services, employment and leisure. Their future success plays an important part in the economy and in meeting social and economic needs. Outside the town centres there are a number of important local centres.

PO10 Preferred Option: Built Environment

Our preferred option is to maintain and improve the built environment including using the principle of sustainable garden towns, suburbs and villages. We also need to:

- protect the historic environment
- provide links to green areas
- design for safe communities and good access to services
- design to reduce carbon emissions and promote renewable energy
- encourage sustainable waste management such as recycling

The design of buildings and the spaces around them influence where people choose to live, work and spend leisure time, and how they feel about their area. In general, the quality of the built environment in Warwick District is high. It is a popular place to live and attracts people from other areas and regions. These qualities need to be maintained and improved.

PO11 Preferred Option: Historic Environment

Our preferred option is to work with property owners and other stakeholders in the historic environment to both protect the historic environment and ensure its economic viability. This will include offering help and advice, providing protection from inappropriate development and encouraging the regeneration of the historic environment.

The district has a rich heritage which has left a fine legacy of historic buildings and places within the district. The historic environment is a vital part of our cultural heritage and helps to contribute towards both the understanding of the past and enjoyment of the present.

PO12 Preferred Option: Climate Change

Our preferred option is to support the reduction of carbon emissions and ensure buildings are resilient to the potential impacts of climate change by:

- supporting reduction of carbon emissions in existing buildings
- adopting a policy of requiring a 20% reduction in carbon emissions in all significant developments.
- requiring new developments to meet national sustainable construction standards
- supporting development of low carbon and renewable energy sources
- requiring that new development is designed to adapt to the future impacts of climate change

Climate change is regarded as a major challenge and is likely to affect people in the future. In Warwick District, carbon dioxide emissions per person are slightly higher than the UK average but have seen a 17% reduction in the last five years. Transport is the biggest contributor to carbon emissions.

PO13 Preferred Option: Inclusive, Safe and Healthy Communities

Our preferred option is to deliver community safety through appropriate design; ensure open space and sports facilities are provided in significant new developments; protect and improve existing open spaces; provide sports facilities; and require improvements to play areas and facilities for young people.

Meeting the many, sometimes different needs of all people in existing and future communities is important in promoting personal well-being, and communities where all parties can have equal access to facilities and co-exist happily together. Much can be done to deliver inclusive, safe and healthy communities through the Local Plan by controlling the location and design of development.

PO14 Preferred Option: Transport

Our preferred option is to enable access to services, minimise the need to travel and promote sustainable forms of transport (such as walking, cycling and public transport) by locating new development carefully and by delivering new transport infrastructure through levies on new development. We will also ensure steps are taken to tackle increased levels of congestion on our roads as a result of new development (see Infrastructure Plan for details). We will not support or provide for High Speed Rail 2.

Providing a high quality, convenient range of transport options to enable people to access jobs and the service and facilities they need in their lives is a significant challenge. In this way, we can reduce congestion, and pollution, encourage healthier lifestyles and provide more inclusive and affordable transport options.

PO15 Preferred Option: Green Infrastructure

Our preferred option is to improve our green infrastructure and networks (see infrastructure plan) and to make sure quality open space is provided when new development takes place. New developments will also be expected to avoid impacts on existing biodiversity and to make a positive contribution to the quality of the natural and historic environment. We will replace existing Areas of Restraint with a network of green wedges around our towns which are important for ecology, landscape or public enjoyment.

Green Infrastructure (GI) is a new term that relates to the importance of the natural and outdoor environment and the benefits it can bring for people and nature. However, the fragile state of our natural environment means that it is important that we protect and enhance it to ensure that future generations can also benefit. Warwick District possesses a natural environment that is regarded as being of a particularly high quality.

PO16 Preferred Option: Green Belt

Our preferred option is to alter Green Belt boundaries in line with development sites described in PO4 and shown on the map on page 8. This will include removing areas of category 1 and 2 villages (see PO4) from the Green Belt to draw new boundaries around these settlements. In all other parts of the Green Belt, the open nature will be protected from inappropriate development.

The Green Belt covers a large part of Warwick District (see Map on page 5-6) and seeks to stop urban sprawl that would harm the open nature and rural character of the open countryside around the towns and the urban areas of the West Midlands.

PO17 Preferred Option: Culture and Tourism

Our preferred option is to:

- support appropriate new visitor attractions and cultural assets
- support visitor accommodation in town centres or in other places accessible by public transport
- support the cultural quarter in Leamington
- seek contributions towards culture and art from new developments

Cultural assets such as theatres, cinemas, libraries, historic sites and places of worship can enrich people's quality of life. They can also act as a magnet to attract visitors and thus form a key part of the economy.

PO18 Preferred Option: Flooding and Water

Our Preferred option is to ensure development takes place outside flood risk zones and is designed to minimize flood risk. Our preferred option is also to ensure that new development can be provided with adequate water supply

Flooding threatens life and causes substantial damage to property. Although flooding is a natural process and cannot be wholly prevented, its impacts can be avoided and reduced through good planning and management.

Infrastructure

Infrastructure such as roads, schools, health services, parks, libraries and other services are important for all of us and the draft Infrastructure Plan (see www.warwickdc.gov.uk/newlocalplan) sets out the infrastructure that will be required to support new development. More work will be done in the coming months to finalise the Infrastructure Plan and to set out how it will be delivered and funded. A key part of this will be to develop a Community Infrastructure Levy (CIL) scheme (See PO2) to make sure that new development contributes towards providing the infrastructure that new communities will need.

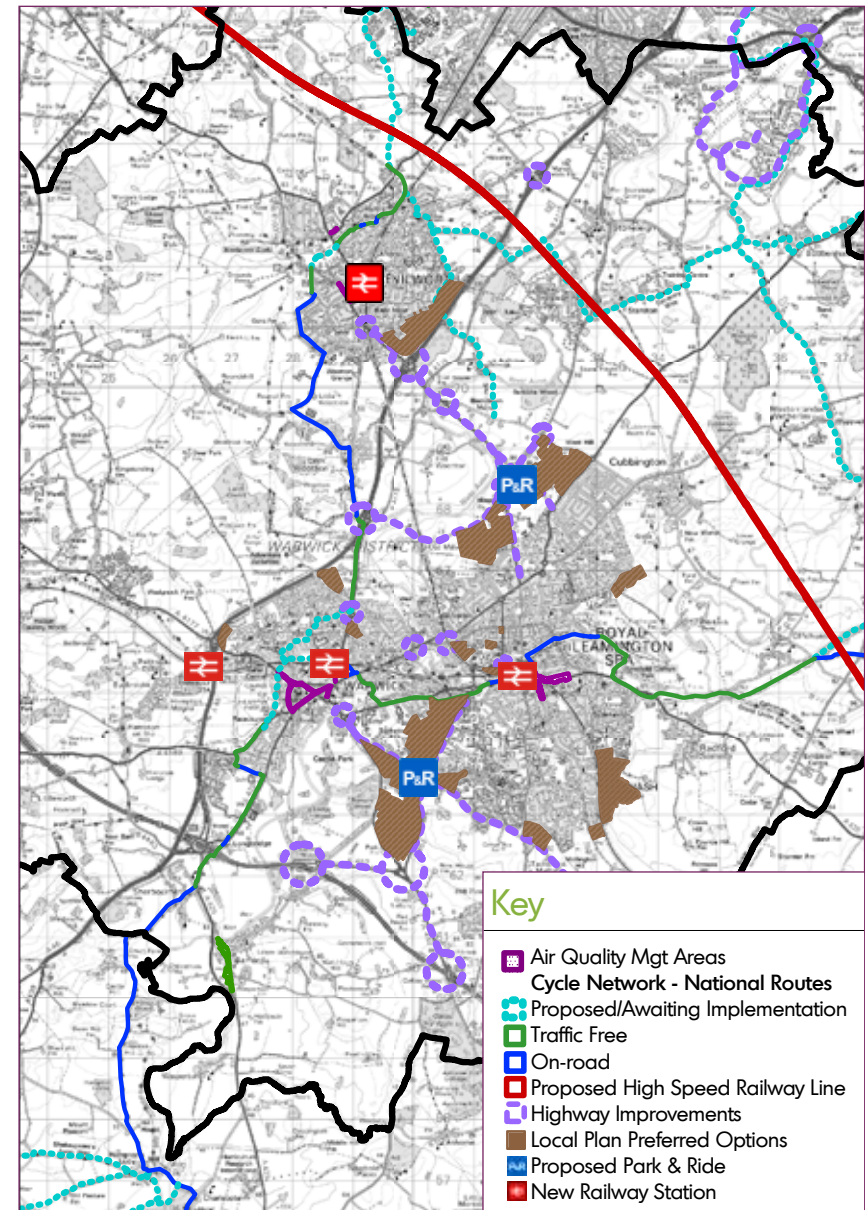


Transport

New development will inevitably lead to extra pressure on the District's transport infrastructure. To minimise the impact of this, a range of ideas are being put forward for consideration (see map opposite). These include:

- A new railway station at Kenilworth
- Improvements to the network of main roads including:
 - The A452 between Kenilworth and Leamington
 - Europa Way and the links to and from Junctions 13 and 14 on the M40
 - Improvements to the A46 junctions
 - Improvements to Toll Bar Island (just outside the District)
- Improvements to junctions in Kenilworth, for example:
 - Dalehouse Lane Roundabout
 - St John's Gyratory
 - A46 Junction at Thickthorn
- Improvements to junctions in Leamington for example:
 - Blackdown and Bericote roundabouts
 - Adeleide Road / Park Drive
 - Princes Drive / Warwick New Road
- Improvement to junctions in Warwick
 - Myton Road / Banbury Road
 - Coventry Road / Spinney Hill, Percy Island
 - Greville Road / Emscote Road
- Initiatives to reduce through town traffic – in particular a North Leamington Relief Road and improvements to routes south of Leamington and Warwick along Harbury Lane
- Improvements to bus services including:
 - Two Park and Rides (to the north and south of Warwick and Leamington)
 - Priority for buses following the improvements to the A452 and Europa Way
- Improvements to the cycling network including the K2L (Kenilworth to Leamington Cycle route) and the "Missing Links" initiatives

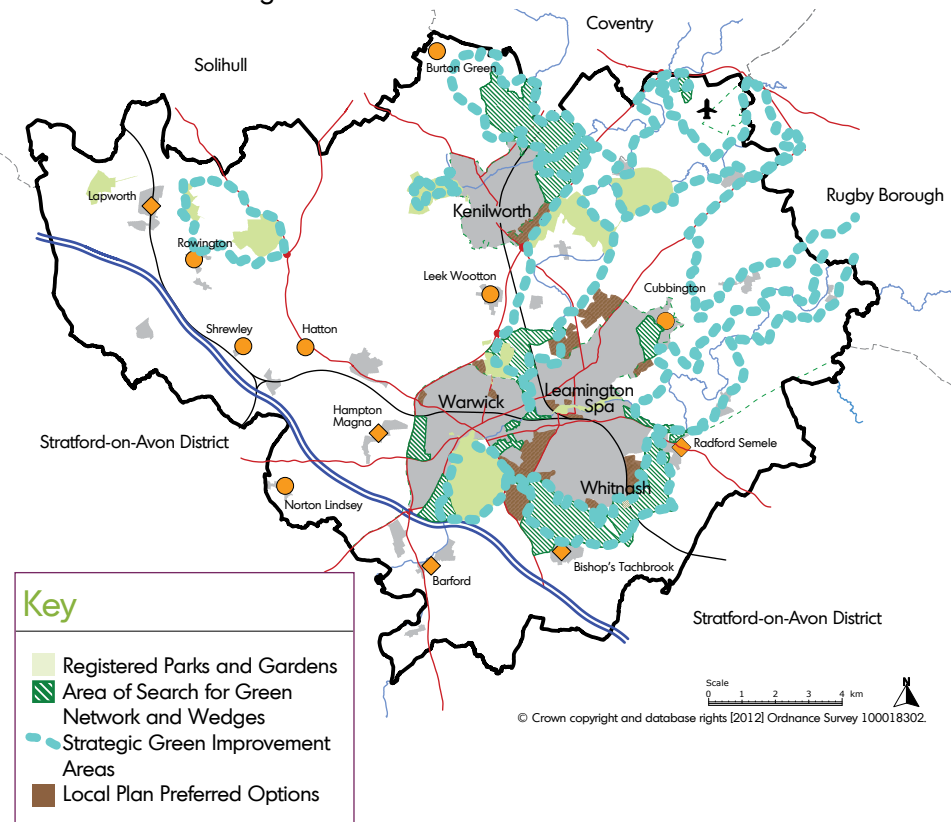
Transport



Green Infrastructure

Providing and improving urban parks and walking networks, improving access to the countryside, improving biodiversity and looking after the District's unique landscape are all important in making Warwick District a great place to live, work and visit. We have developed some ideas about how new development can support improvements to this green infrastructure. Ideas being suggested (including concept plans) are:

- A country park north of Kenilworth
- A country park south of Leamington, Warwick & Whitnash
- River Leam Tree Planting & Wetland Habitat Creation
- Arden Landscape Enhancements
- Urban Tree Planting



Green Infrastructure

In addition to these, there may be opportunities in the future for:

- Improvements to the River Avon corridor
- Improvements to Whitnash Brook
- the restoration of the Kenilworth Mere
- the Princethorpe Woodlands opportunity area

Linked to these concepts are proposals for establishing green networks on the fringes of our urban areas, linking a series of green wedges which will offer protection to those parts of our urban fringe which are highly valued in terms of access, landscape or biodiversity.

The map opposite shows some of these ideas.



Other Infrastructure

The Infrastructure Plan sets out some of the other requirements that new development will have to address, including:

- **Education:** which sites will require new schools, school expansions or a review to priority catchment areas to ensure education is properly provided for
- **Health:** the kind of health services that new and existing communities will need in the future and how a health assessment will need to be carried out for each new development site to ensure people's needs are met
- **Utilities:** the infrastructure associated with electricity, gas, water and communications
- **Emergency Services:** the development of emergency services in association with new development
- **Sports Facilities and Open Space:** the potential for more open space, a review on indoor sports facilities and a review of sports playing pitches to ensure there are good opportunities for people to stay healthy and fit
- **Other Services** such as adult care, services for young people, community halls and facilities will also need to be addressed through new development



Consultation and Next Steps

The Local Plan Preferred Options Consultation runs from 1st June 2012 to 27th July 2012.

After the consultation, a detailed analysis of the responses will be made and this, along with further research will feed in the development of a draft Local Plan in late 2012 or early 2013. The consultation can make a real difference, so please take the time to respond with your views on our preferred options.

At the same time more discussions will take place with the organisations that provide infrastructure so that an Infrastructure Delivery Plan can be developed and a Community Infrastructure Levy Scheme can be put together.

There will then be a further opportunity to comment on the draft Local Plan during a six week consultation period in early 2013.

Finally the Local Plan will be submitted to the Government in mid 2013 and following an Examination in Public, we are hoping it will be adopted in early 2014.



How to make your views known

Your views matter. At this stage, the Council is putting forward its preferred options, but no final decisions have been taken and as long as there is good planning evidence to support it, changes can and will be made to the plan in the coming months... but we can only take account of your views if you tell us what they are.

For more information on the Local Plan Preferred Options and how to comment come along to one of the public meetings or exhibitions, or visit our website at: www.warwickdc.gov.uk/newlocalplan

or write to:

Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH

or email:

newlocalplan@warwickdc.gov.uk

We need to receive your comments by Friday 27th July.

Where possible, information can be made available in other formats, including large print, CD and other languages if required. To obtain one of these alternatives, please contact 01926 410410

