



Local Plan

Revised Development Strategy

June / July 2013



What we're going to talk about

- The background for the Revised Development Strategy
- The Revised Development Strategy proposals
- Potential Development Sites and Infrastructure in and around Warwick
- Gypsy and Traveller Sites



National Planning Policy Framework

- Must be consistent with the National Planning Policy Framework
- Requirement to plan for sustainable development
- Requirement for the plan to be evidenced based



The story so far

- 2010: Localism presented the opportunity to discontinue work on the Core Strategy
- Explored an alternative approach whereby development was “more distributed”
- 2012: Consulted on the Preferred Options
- Updated evidence: for instance overall housing requirement; transport study - unable to justify exceptional circumstances for green belt
- 2013: Revised Development Strategy



Why is the Local Plan important?

- It helps to control where development goes
- It influences the type of development and the mix of uses
- It enables infrastructure to be planned for in conjunction with development

...So there are risks if we don't have a local plan

- We are more likely to lose planning appeals
- It will be harder to require the same level of contributions to infrastructure
- It will be harder to influence the quality of development



Planning applications

- Four planning applications received...and more expected
- WDC preference would be for developers to wait until Local Plan progressed
- We have no control over when applications are submitted
- The Local Plan is being developed independently from the applications
- Assessment of applications will be based on the National Planning Policy Framework



Revised Development Strategy

- Level of Growth: 12,300 houses (subject to JSHMA)
- Proactive approach to bringing forward brownfield sites
- Proposals for a sub-regional employment site in the north east of the District to support proactive brownfield strategy
- Reduced allocations in the green belt
- Revised village hierarchy
- NB: Revised Development Strategy does not include Policy Areas (such as retail, historic environment, climate change etc). These will be included in final Local Plan

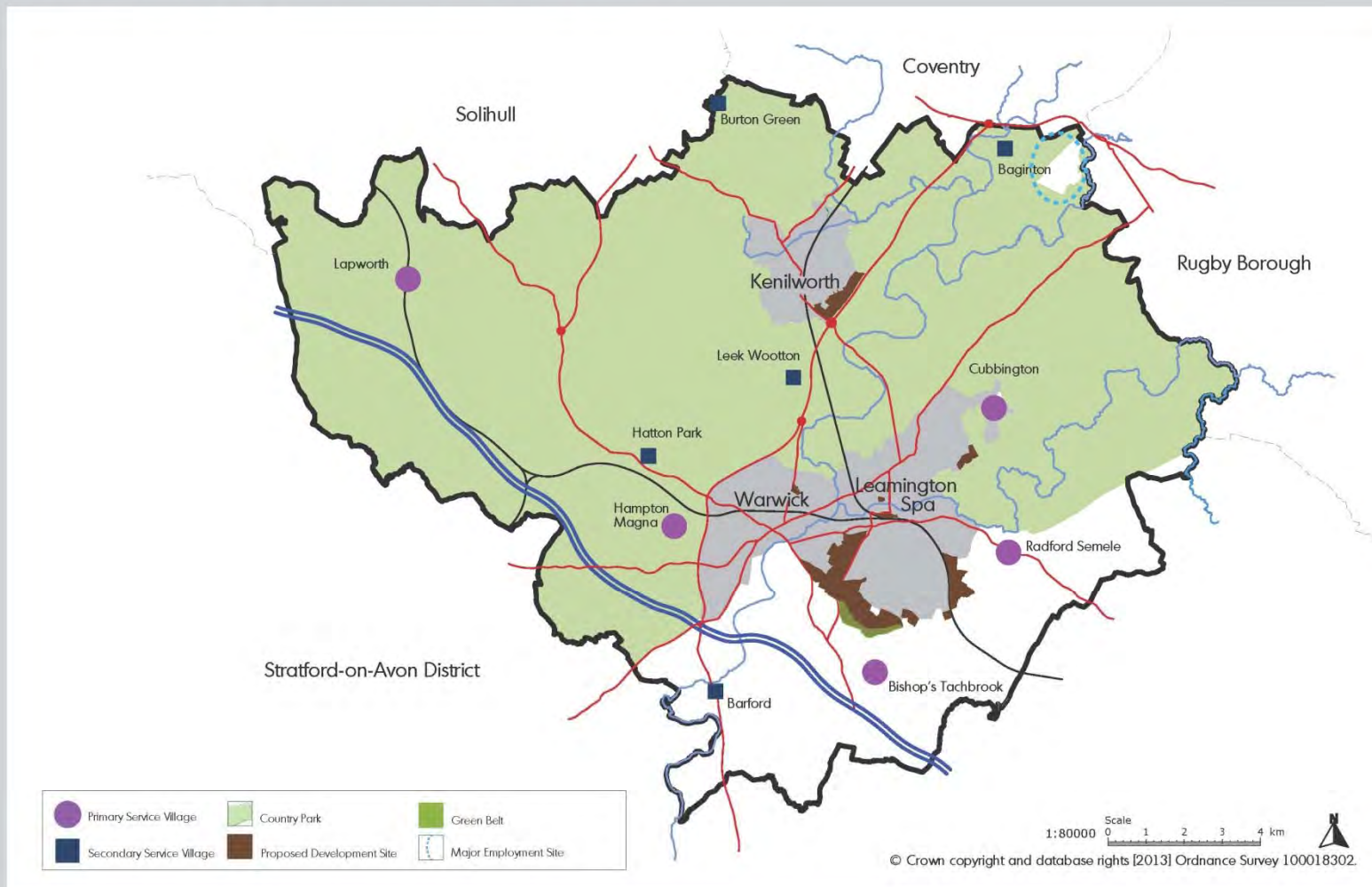


Development Strategy: Housing

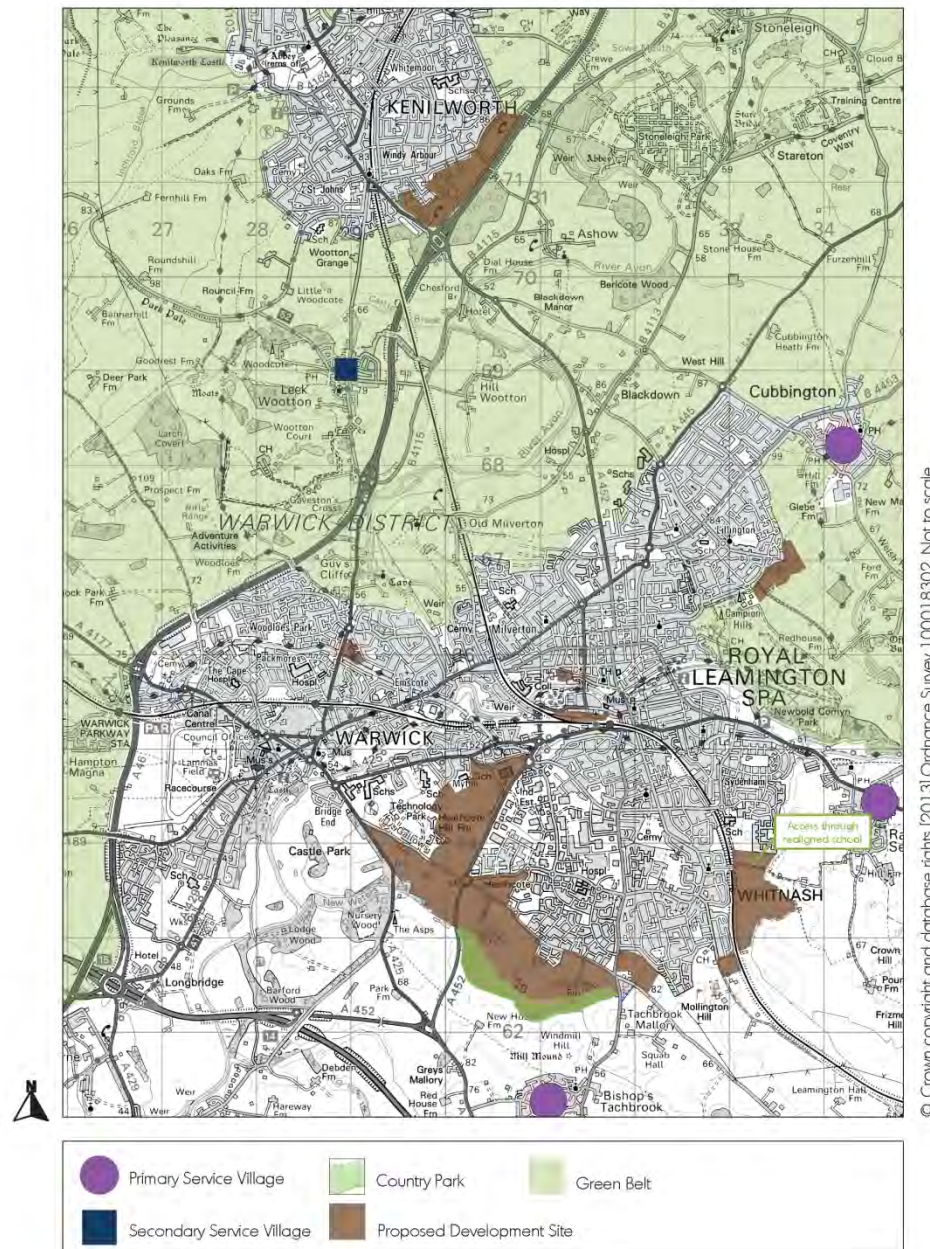
	R.D.S 2013 (no. Houses)	P.O. 2012 (no. Houses)
Overall Housing Provision (2011 to 2029)	12,308	12,144
Completions and Commitments (2011-2013), Windfalls etc	5,228	3,814
Consolidation of existing employment areas (eg at Sydenham; Millers Road)	450	0
Urban Brownfield Sites (Station Approach; Riverside House; Ridegway School; Leamington Fire Station)	380	480
Reallocation of Employment Land to Residential (Warwick Gates)	220	200
Total	6,278	4,494
Balance to be provided on new allocated greenfield sites	6,030	7,650

Revised Development Strategy - Sites

Map 2: Overview of Development - Whole District



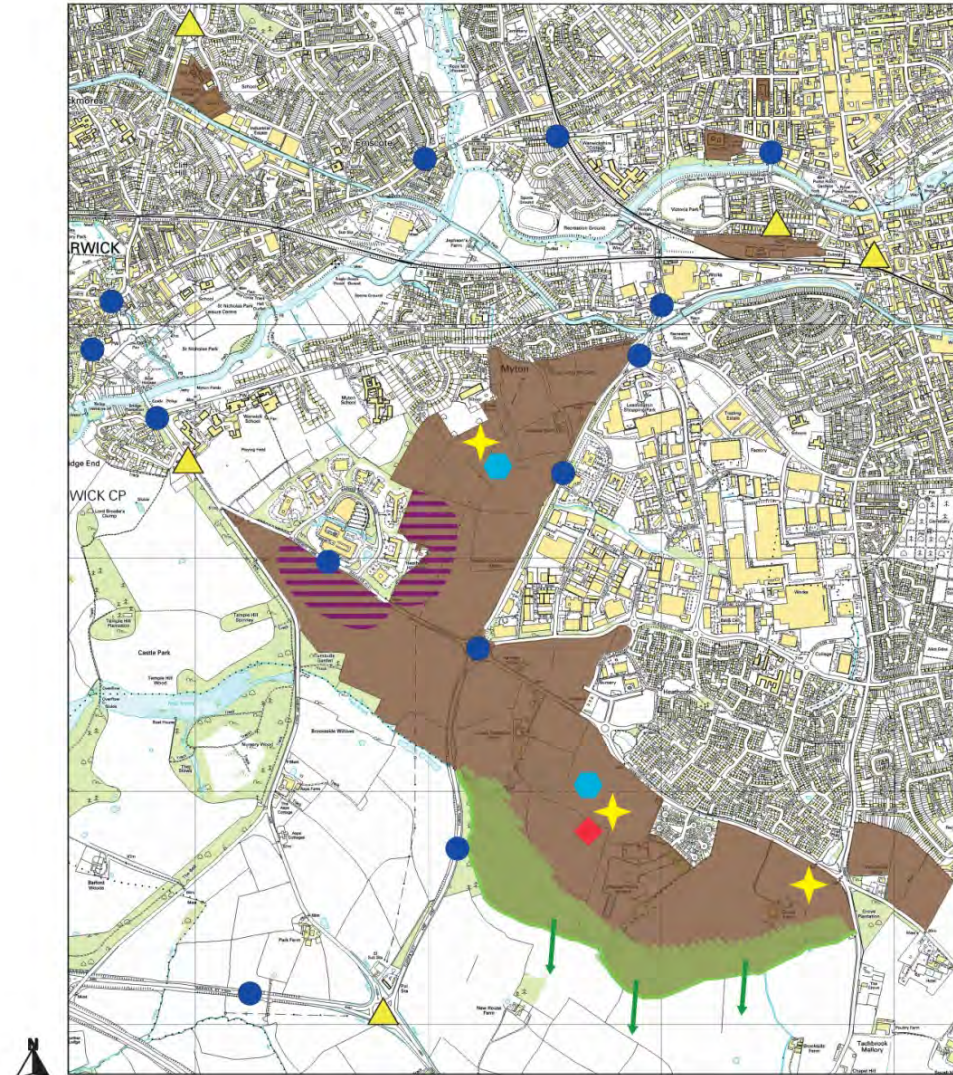
Map 1: Development sites on the edge
of the urban area



Site Proposals: South Sites

- Approx 3,700 houses
- 7-8ha of employment land adjacent to Warwick Technology Park
- 2 x 1 Form Entry Primary Schools plus 1 x 2 Form Entry Primary School
- Land for a new secondary school facility
- Open space and local centres
- New Tach Brook Country Park
- Extensive highway infrastructure

South Sites Map



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Key:

	Primary School		Possible expansion of Country Park
	Possible Secondary School		Country Park
	Junction Improvement Grade 1		Employment Land Options
	Junction Improvement Grade 2		Local Centre
	Proposed Development Site		

Development site will also include:

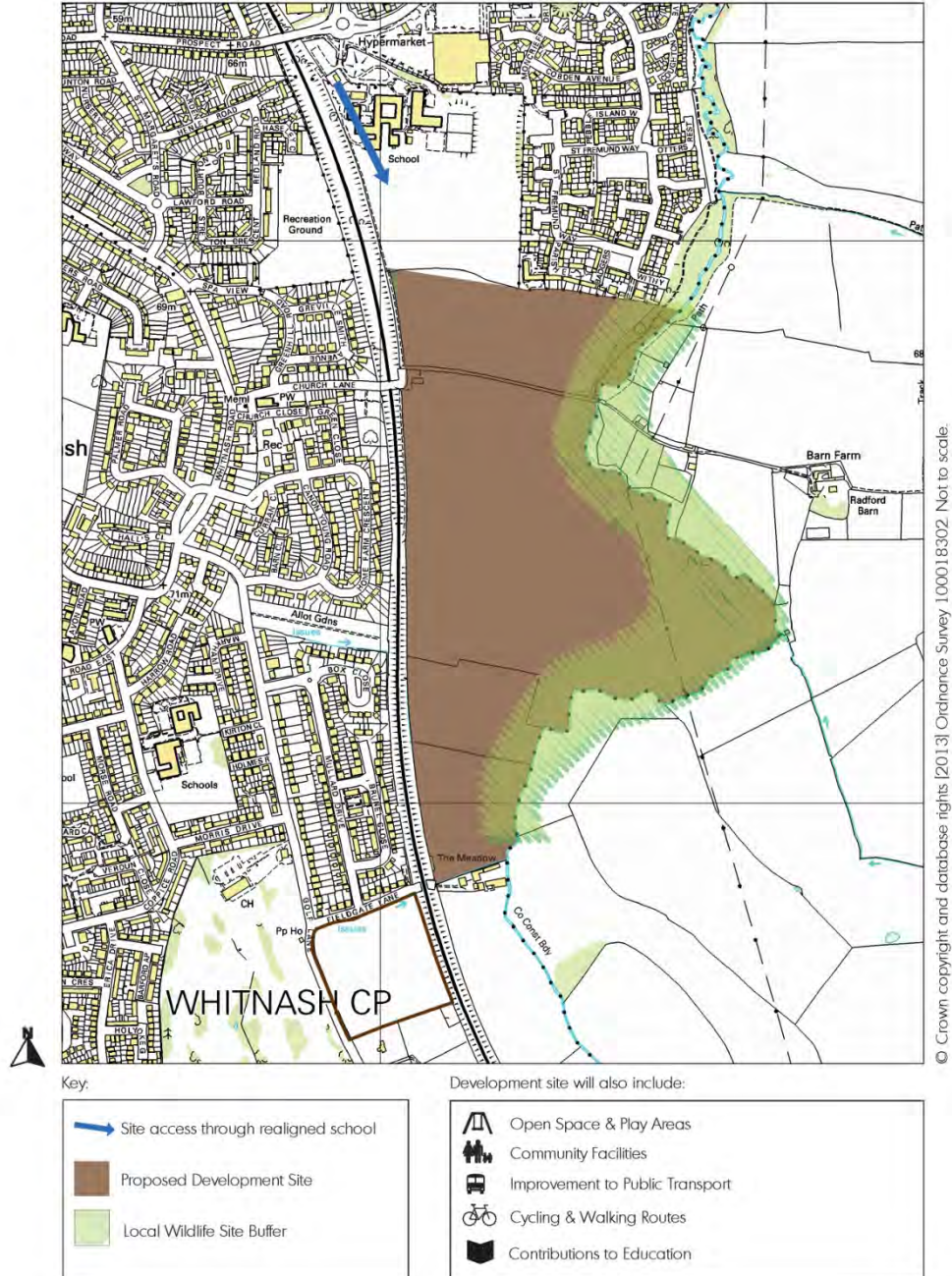
	Open Space & Play Areas
	Community Facilities
	Improvement to Public Transport
	Cycling & Walking Routes
	Health Provision
	Possible Park & Ride Facilities

Site Proposals: Whitnash/Sydenham

- Approx 600 houses (including 100 at Fieldgate Lane) - subject to proposals which mitigate landscape impacts
- Open space and local centre
- New primary school
- Expansion of Campion School
- New access through Campion School (partial demolition and rebuild of school)
- Improvements to green infrastructure along Whitnash Brook



Map 4: Whitnash and south of Sydenham

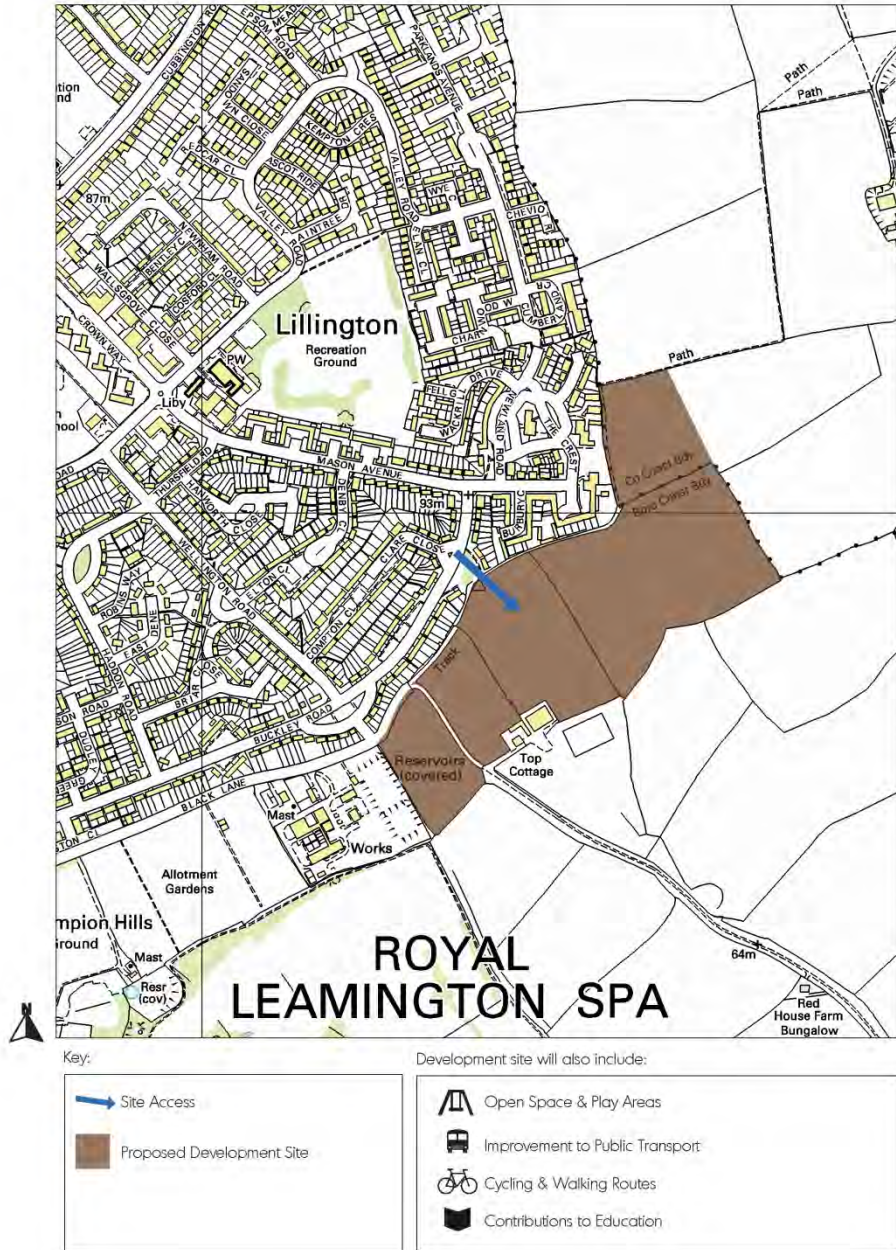


Site Proposals: Red House Farm

- Approx 250 houses
- Open Space
- Education provided at existing schools
- Improvements to green infrastructure access (links to and through Newbold Comyn)
- Visually prominent but potential to improve with sensitive landscape mitigation measures at urban edge
- Greenbelt but supports regeneration at Lillington



Map 5: Red House Farm

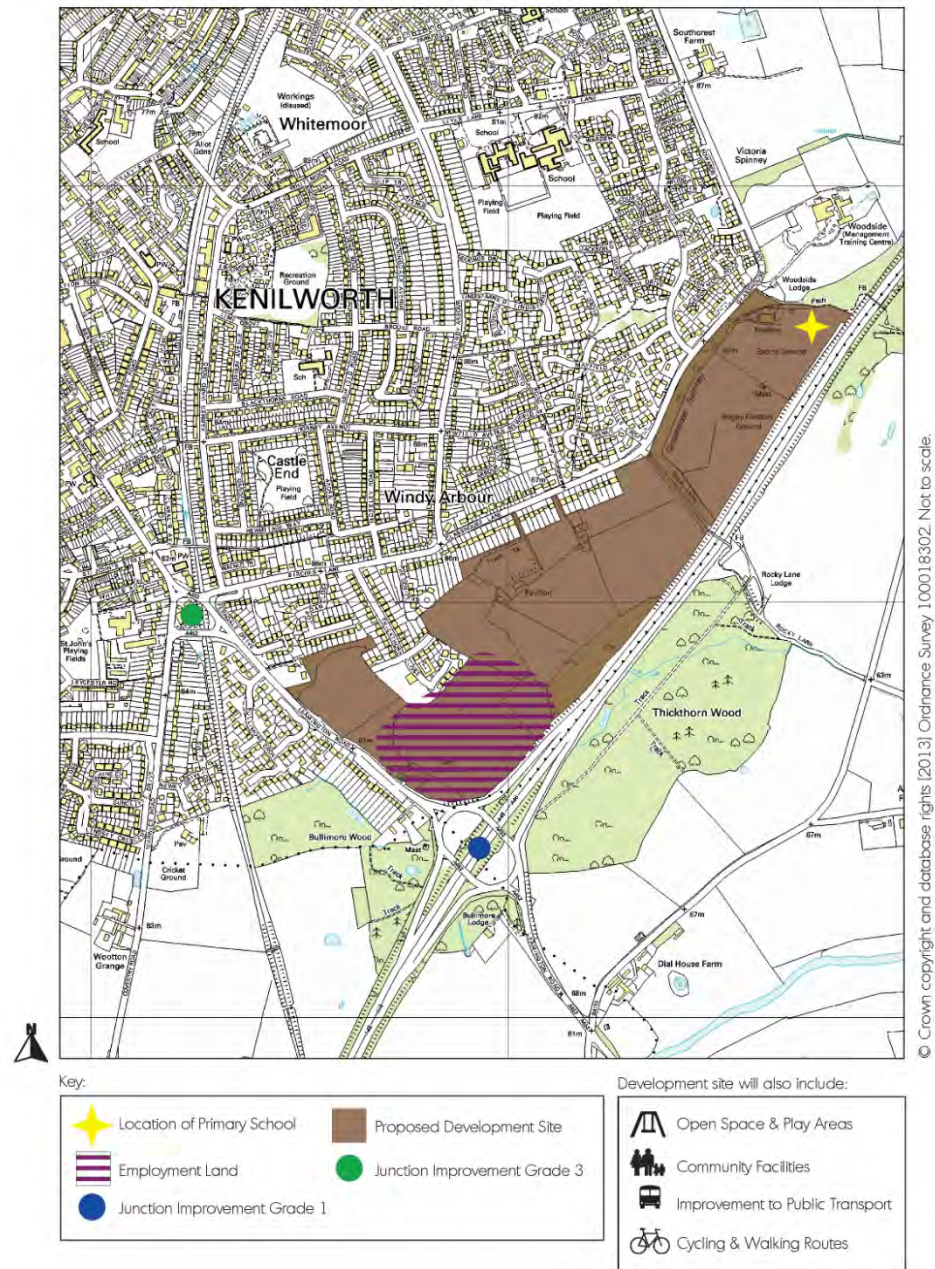


Site Proposals: Thickthorn

- 700 houses
- Approx 7-10ha employment land at southern end
- Open space and local centre
- Requirement for new primary school at northern end
- Retention of tree belt at Rocky Lane
- New access road running north-south and linking to Thickthorn A46 roundabout
- Improvements to Thickthorn roundabout and St John's Gyratory
- Relocation (and improvement) of sports clubs



Map 6: Thickthorn



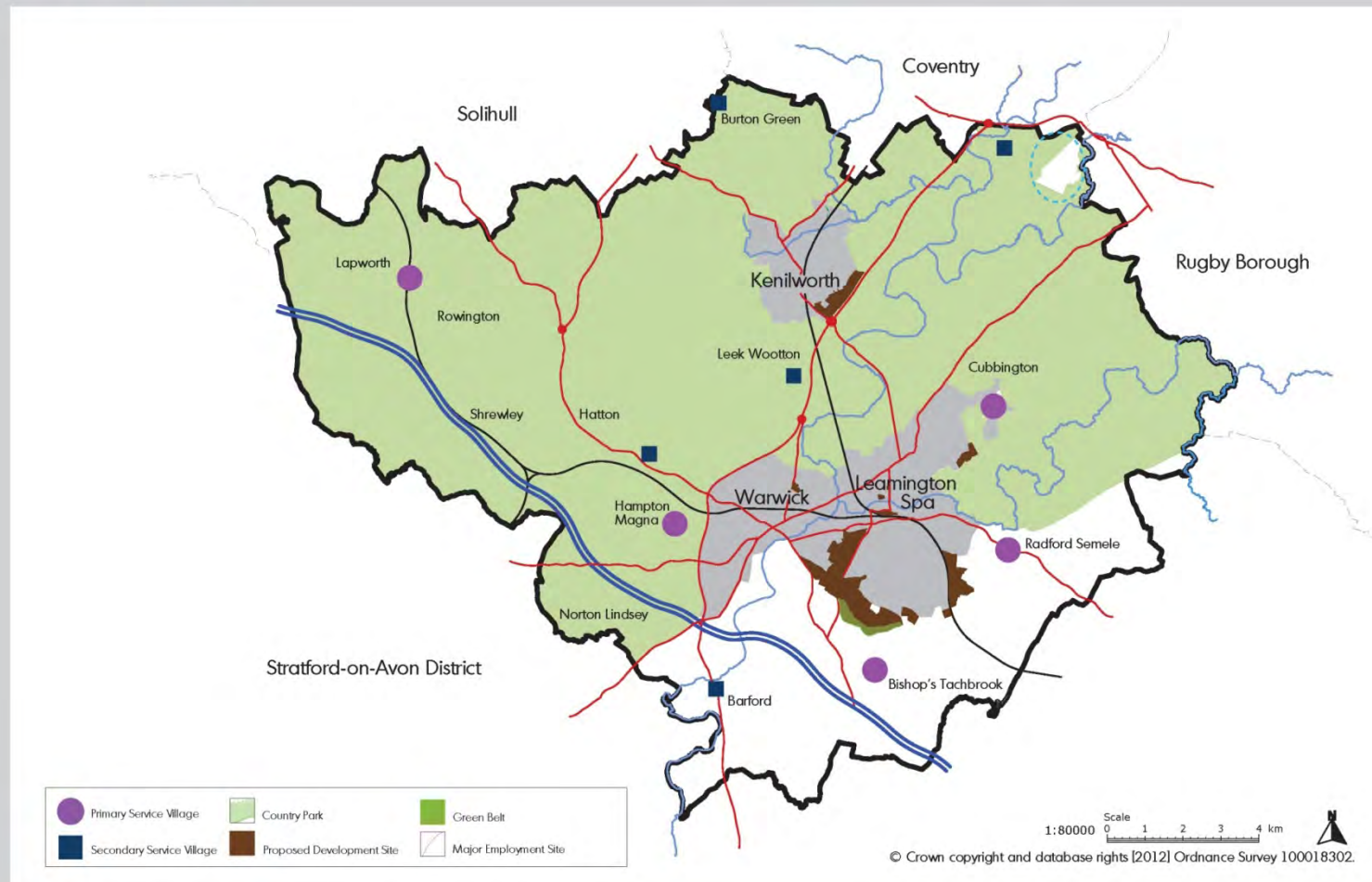
Village Hierarchy & Housing Numbers

- Four levels in settlement hierarchy
 - PRIMARY SERVICE VILLAGES
 - SECONDARY SERVICE VILLAGES
 - SMALLER AND FEEDER VILLAGES
 - VERY SMALL VILLAGES AND HAMLETS
- Determined through a range of criteria including
 - Population/dwellings
 - Settlement facilities and services
 - Accessibility to services and community facilities
- Numbers apportioned to villages according to tested model
- Long list of sites identified through discussions with parish councils
- Consultation on site options to be undertaken in September/October following completion of greenbelt, ecology and landscape assessment work



Villages

Map whole Distict

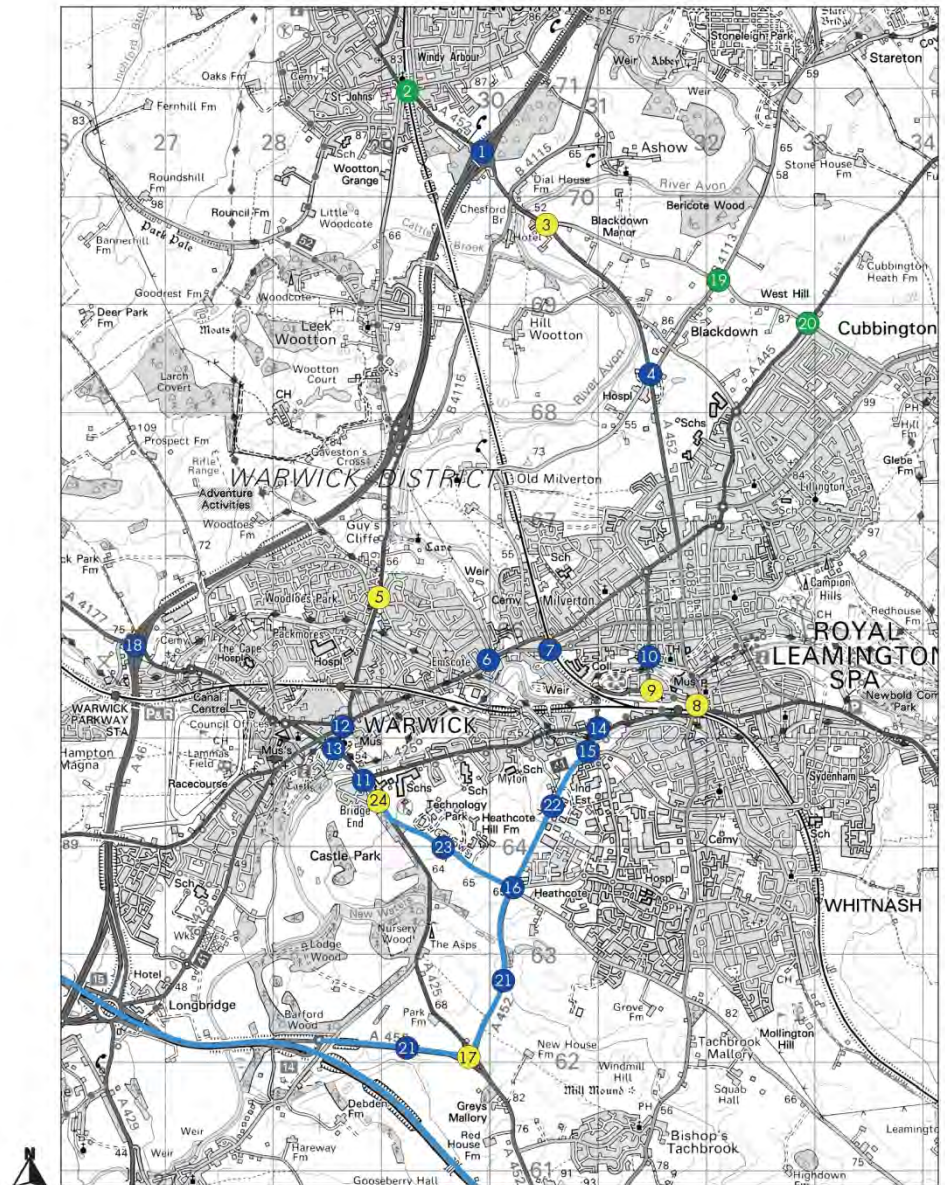


Transport Infrastructure

- 25 mitigation schemes
- Throughout the towns
- Total cost £35-39million
- Including
 - Emscote Road/Greville Road
 - Castle Hill gyratory
 - Myton Road junctions
 - Europa Way – all junctions
 - Gallows Hill
 - Emscote Road/Greville Road
 - Banbury Road
 - ATM Managed Motorways



Map 7: District Wide Transport Mitigation Proposals



Infrastructure

- Infrastructure will include:
 - All on site infrastructure requirements (utilities, primary schools, open space and play areas, on site roads, footways and cycleways etc)
 - Contribution to Strategic Transport and Public Transport
 - Education (new and/or expanded provision for schools)
 - Strategic Green Infrastructure (eg country parks, tree planting etc)
 - Health: medical centres improved facilities for the hospital and mental health requirements
 - Sport facilities and playing fields
 - Other Infrastructure (emergency services, social services, broadband etc)
 - Community Infrastructure Levy to be used



Gypsies and Travellers: Options Consultation

- Need for 31 pitches (25 within 5 years)
- Clear site selection and development management criteria
- Green belt considerations
- Ideal site size is 5-10 pitches and should not exceed 15 pitches
- Consideration of Compulsory Purchase Orders as a last resort
- Consultation during June and July, followed by preparation of site allocation DPD



Gypsies and Travellers: Options Consultation

Who are Gypsies and Travellers?

- Romany Gypsies (English, Scottish, Welsh)
- Irish Travellers
- New Travellers
- Boat dwellers / bargees
- *Also, but requiring a different type of site -*
- Travelling Showpeople)
- Circus People)no current or projected need for more

Gypsies and Travellers are a distinct ethnic group in race relations legislation



Gypsies and Travellers: Options Consultation

- Currently no provision in Warwick District
- Permanent sites needed to help prevent unauthorised encampments
- Each site to have between 5 and 15 pitches
- Each pitch is 500 sq m in size to accommodate:
 - A permanent caravan/mobile home
 - A travelling caravan
 - Parking for other vehicles
 - An amenity block

Sites also need to provide

Open space for children's play and clothes drying area

May also need

Space to graze horses

Storage connected with employment

Gypsies and Travellers: Options Consultation

Where should sites be located?

- Convenient access to GP surgery, school and public transport
- Avoiding areas with a high risk of flooding (and contaminated land)
- Safe access to the road network and provision for parking, turning and servicing on site
- Avoiding areas where there is potential for noise and other disturbance
- Provision of utilities (running water, toilets, waste disposal)
- Avoiding areas where there could be adverse impact on important natural and historic environmental features
- Sites which can be integrated into the landscape without harming the character of the area

Gypsies and Travellers: Options Consultation

- Promotes peaceful and integrated co-existence between the site and local community
- Avoids placing undue pressure on local infrastructure and services
- Reflects the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability

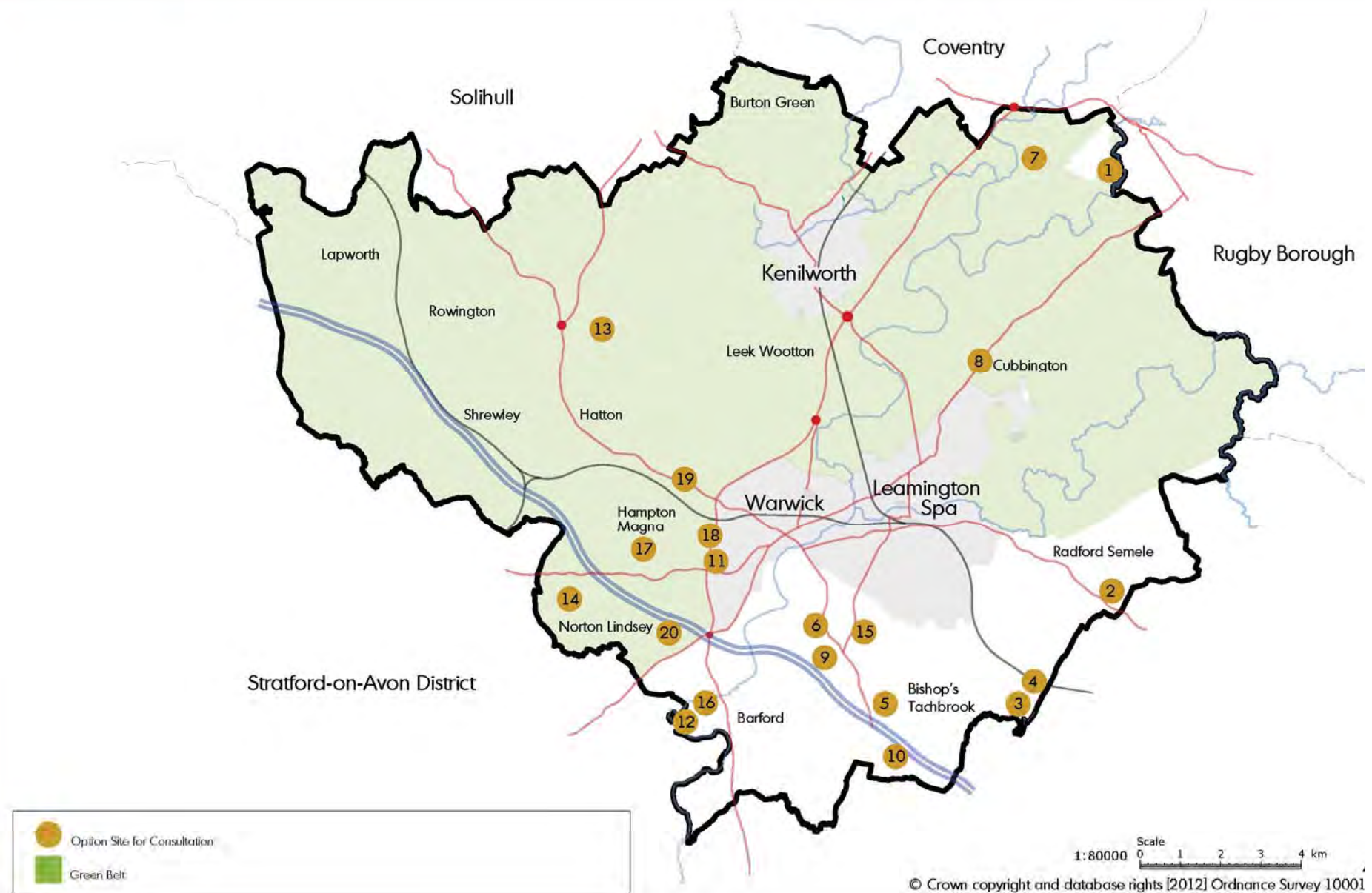
Planning Policy for Traveller Sites, 2012

- Transit sites to be provided by WCC

Gypsies and Travellers Sites

	Potential Sites	Potential no. of pitches
1	Land adjacent The Colbalt Centre, Siskin Drive	10
2	Land adjoining Fosse Way with its junction with B425	15
3	Land at Barnwell Farm, Harbury Lane	15
4	Land at Harbury Lane, Fosse Way	15
5	Land at Tachbrook Hill Farm, Banbury Road	15
6	Land at Park Farm, Spinney Farm	15
7	Land at Stoneleigh Road	15
8	Depot to the West Side of Cubbington Hill Farm	6
9	Land to the north east of M40 and south of Oakley Wood Road	15
10	Land at Tollgate House and Guide Dogs Breeding Centre	10
11	Land at Budbrooke Lodge, Racecourse and Hampton Road	12
12	Land north and west of Westham Lane (area of search)	15
15	Land to east of Europa Way	4
16	Land north of Westham Lane, west of Wellesbourne Rd, Barford (small site)	7
17	Land on Southbound carriageway of A46 (former Little Chef)	6
18	Land on Northbound carriageway of A46 (former Little Chef)	8
19	Land adj Shell Petrol Filling Station, Birmingham Road, Budbrooke,	5
20	Land at J15 M40 and A46	10
	<i>Sites put forward by landowners at 'Call for Sites'</i>	
13	Kites Nest Lane, Beausale	8
14	Warwick Road, Norton Lindsey	2

Map whole Distict



Your Views

- Consultation period ends of **29th July**...please let us know your views by then
- More information on the at website:
www.warwickdc.gov.uk/newlocalplan
- Make representations
 - **Online:** www.warwickdc.gov.uk/newlocalplan
 - **By email:** newlocalplan@warwickdc.gov.uk
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