

Planning Updates

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Warwick District Local Plan

Revised Development Strategy: Consultation June/ July 2013

Sets out revised locations for development –

- South of Warwick, Leamington & Whitnash,
- East of Kenilworth, and
- Limited development in the larger villages

Consultation underway until 29th July

Draft Local Plan likely to be published at the end of 2013/ early 2014

HMO Policy

Policy Development:

- Draft Policy to Executive tomorrow – for approval as a basis for public consultation
- Consultation will commence early July for a period of 6 weeks
- Following analysis of responses, the Policy will be amended and returned to Executive for approval as an Interim Policy
- Policy will be incorporated into Draft Local Plan
- Details will be emailed to Landlords

HMO Policy

Scope of the Policy:

- Policy applicable to HMOs including all student accommodation.
- Policy applicable to changes of use from dwellings to Class C4 uses in Leamington Spa only (in line with the Article 4 Direction)

HMO Policy

HMO Policy as recommended to Executive:

- Proportion of dwellings in HMO use within 100m radius should not exceed 10% total dwellings (exceptions may be made in mixed use areas on main thoroughfares)
- Within 400m walking distance of a bus stop
- Adequate provision for storage of refuse containers

Determining Applications Prior to Final Approval of HMO Policy

Applications will continue to be considered in relation to existing Local Plan policies, particularly in relation to:

- residential amenity, of future occupants and occupiers of neighbouring dwellings
- renewable energy
- refuse storage and collection
- car parking
- open space

Determining Applications Prior to Final Approval of HMO Policy

However, the evidence base for the HMO Policy may be taken into account as a material planning consideration, particularly in relation to issues around the concentration of HMOs

Update on Applications for C4 Uses

Since 1st April 2012, 11 applications have been received for changes of use from C3 to C4.

Of these, 8 were approved, 2 were refused and 1 is yet to be determined.

1 application was refused on over concentration issues.

1 application was refused on parking issues.