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Kevin Ward – Inspector
Planning Inspectorate

(email via Programme Officer)

our ref: AM/DB

your ref: PINS/T3725/429/5

26 February 2016

Dear Mr Ward

Re: Examination of Warwick District Local Plan

In my letter of 29th January 2016, I promised to write to you again with an update following the consideration of the Local Plan modifications at the Council meeting on 24th February.

I am pleased to confirm that the report was approved by the Council in line with the officers' recommendations as follows:

- 2.1 That Council agree the modifications to the submitted Local Plan (the 2014 'Publication Draft' as amended by the 2014/15 'Focused Changes'), as identified in **Appendix 1** (Table of Proposed Modifications - part 1) and **Appendix 2** (Policies Map), for formal consideration by the Examination Inspector to directly address the issues of soundness identified in his letter dated 1st June 2015.
- 2.2 That the modifications to the submitted Local Plan, as set out in **Appendix 1 and Appendix 2**, will be subject to consultation for a period of six weeks commencing during the week of 7th March 2016. All representations made, along with the Council's modifications, will be submitted to the Local Plan Inspector.
- 2.3 That further modifications to the Local Plan are proposed, as set out in **Appendix 3**, and that these are subject to a future period of consultation following their consideration by the Inspector.
- 2.4 That the Head of Development Services, in consultation with the Portfolio Holder, will be authorised to take any steps which are considered expedient for the purpose of implementing recommendation 2.1 or promoting the objectives and interests of the Council at the independent examination. This includes endorsement of updates to the Sustainability Appraisal report for publication ahead of the period for representations.

- 2.5 That the Local Development Scheme be updated as set out in **Appendix 4**.
- 2.6 That, in parallel to the progression of the Local Plan, officers work with partners on preparing strategic proposals for the area to the south of Coventry to provide a framework for development both within and beyond the Plan period.

As recommendation 2.1 explains, the modifications set out in Appendices 1 and 2 seek to address the issues you raised in your letter of 1st June 2015. In summary, the modifications are:

- A new minimum Housing Requirement for the District of 16,776 dwellings between 2011 and 2029 or 932 dwellings per annum (in line with the Coventry and Warwickshire Housing MOU)
- An update on the allowance made for windfall sites during the plan period
- The allocation of additional sites to ensure the minimum housing requirement is achieved and to provide a level of flexibility above this requirement. The proposals provide for a housing land supply of 17,577 dwellings during the plan period
- Identification of two areas of safeguarded land and, at one of the allocations, significant further potential beyond the Plan Period
- A small number of other policy amendments to support the delivery of the additional sites

As part of the work involved with preparing the modifications, officers have undertaken an analysis of the likely delivery trajectory for the Local Plan sites. This shows that, incorporating the modifications, the Local Plan can deliver a 5 year housing land supply on adoption (including the required 20% buffer)

Alongside the proposed modifications we have also updated the Infrastructure Delivery Plan (Appendix 6 of the report to Council). This reflects the work we have undertaken with infrastructure providers to consider the implications and mitigation required to support the modifications. This work will be ongoing in the coming months (and beyond).

This significant step now enables us to progress the Local Plan. We will therefore be commencing the consultation period on 11th March for six weeks and are still expecting to come back to you in late May or early June with the modifications and collated representations.

Full details of the modifications we will be consulting on are available [here](#) (see agenda item 14), along with the other appendices of the report. The full evidence base along with the Sustainability Appraisal and other required documentation will be published on or before the 11th of March to aid the consultation.

I can also provide an update on Nuneaton and Bedworth Borough Council's Strategic Housing Land Availability Assessment (SHLAA). NBBC have completed the initial assessments and have made their data available to the other Councils in the Housing Market Area to enable scrutiny of this to take place. It is hoped to complete this scrutiny by mid-March. Until this scrutiny has been completed I do not know whether NBBC will be able to accommodate the entirety of their portion of Coventry's unmet need, however I am optimistic the NBBC will be able to show capacity to provide a substantial amount of additional housing, over and above the numbers indicated in the Plan they published last year.

Finally, it remains of the utmost importance to the Council to get our Local Plan adopted as quickly as possible. Assuming the modifications are sufficient to enable you to reopen the Examination in due course, I would be grateful if you could schedule time for the hearings as soon as possible. The Programme Officer has indicated that the Autumn is likely and if that remains the case we would certainly support the hearing commencing in September rather than later in the Autumn.

I will write to you again with a further update once the implications of NBBC's SHLAA are understood. In the meantime, please let me know if you would like any further information.

Yours sincerely

A handwritten signature in black ink, appearing to be 'AM', with a long horizontal stroke extending to the left.

Cllr Andrew Mobbs
Leader of Warwick District Council