

Warwick District Council

New Local Plan – Modified Revisions
Habitat Regulations Assessment

Screening Report

March 2016

**Prepared by Warwickshire County Council, Environment & Regeneration, Ecological Services,
on behalf of Warwick District Council**

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1. Introduction

- 1.1. This report presents the analysis and findings of the screening stage of a Habitat Regulations Assessment for the emerging Warwick District Council New Local Plan. It follows same format of previous reports to enable readers to trace any evolution of policy from the Preferred Options. This is to show that there has been a continual iterative process to the formation of the Warwick District Council New Local Plan.
- 1.2. The Habitats Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna institutes a legislative framework for the protection of European important habitats and species through designation as Special Areas for Conservation (SAC), Special Protection Areas (SPA), Offshore Marine Sites (OMS) and, within the UK, Ramsar sites. This network of sites is known collectively as Natura 2000.
- 1.3. The requirement for an Habitat Regulations Assessment of strategic land use plans, policies and projects is outlined in article 6(3) and (4) of the Habitats Directive, and its stated purpose is to provide a critical examination of the likelihood of significant individual and in-combination impacts upon the nature conservation objectives of Natura 2000 sites arising from the land use plan.
- 1.4. It is important to identify potential adverse impacts at an early stage in the development of plans and policies in order that any alterations necessary to ameliorate or mitigate impacts can be made.

2. Methodology

- 2.1 In undertaking the screening process best practise guidance produced by Scott Wilson *et al*¹ and Oxford Brookes University² was followed in conjunction with the Department for Communities and Local Government publication “Planning for the Protection of European Sites: Appropriate Assessment”. Since the original appropriate assessment (Issues and Options, 2013) WCC has subscribed to the DTA Handbook. This resource has assisted the development of this edition , but does not follow its format.
- 2.2 These guidance documents identify 4 discrete phases required to complete an Appropriate Assessment, with the outcome of each phase determining the need for progression to the subsequent phase.
- 2.3 This report is concerned with Phase 1, screening of Natura 2000 sites to identify and assess the likelihood and significance of impacts to these sites arising singularly from policies within the emerging Warwick District Council Local Plan, and in combination with other plans and policies. The process for screening involves the following 4 steps:
- **Site Identification** of Natura 2000 sites and an appraisal of their conservation objectives.
 - **Analysis** of the project or plan being considered
 - **Characteristics** of the Natura 2000 sites
 - **Assessment** of likelihood and significance of impacts to Natura 2000 sites occurring as a result of the policy or plan
- 2.4 If significant impacts are considered likely, progression to Phase 2, Appropriate Assessment, is triggered.

¹ [Scott Wilson, Levett-Therivel Sustainability Consultants, Treweek Environmental Consultants and Land Use Consultants \(2006\) “Appropriate Assessment of Plans”](#)

² [Oxford Brookes University \(2001\) “Assessment of plans and projects significantly affecting Natura 2000 sites: methodological guidance on the provisions of article 6\(3\) and \(4\) of the Habitat Directive 92/43/EEC”](#)

3. Screening

3.1. *Site identification*

- 3.1.1. Natura 2000 sites have been identified using information supplied by Natural England³. In order to identify all sites where impacts could reasonably be considered possible, a mapping search was conducted at 20km from the Warwick District Council's boundary to identify all SPA, SAC and Ramsar sites. This distance of 20km followed the advice for Natural England and provides a contextual framework for consideration of impacts. This search area will consider all reasonable potential direct and indirect individual and in-combination impacts to Natura 2000 sites. However, there is a potential that the strategy's policies could result in impacts to more distant sites; such impacts include recreational pressure, diffuse air pollution, pressure on water quantity/quality. A particular distant site with regard to water quantity/quality could be the Severn Estuary SAC/SPA/Ramsar site.
- 3.1.2. No RAMSAR sites or Special Protection Areas were identified within the 20km and only one Special Area of Conservation (SAC). This being Ensor's Pool SAC within Nuneaton. This is illustrated on Figure 1: Special Area of Conservation Search 20km area from Warwick District Boundary.
- 3.1.3. The additional housing allocations present potential wider impacts in relation to water supply and consumption. Currently, this water is not obtained from Wales where there is concern on the future impacts on Natura 2000 sites in these water catchment areas.

ENSOR'S POOL

- 3.1.4. *Site History* - Ensor's Pool was formed from an abandoned clay pit around 50 years ago. It was notified as a SSSI in 1995, designated a Local Nature Reserve in 1997 and designated a Special Area of Conservation (SAC) in April 2005. It is located on the south-west fringe of Nuneaton's urban area (grid reference SP348903) and covers an area of approximately 3.8ha. It is an elongated (220m by 50m) isolated water body with an average depth of 8m. The Pool is lined by an impervious layer of clay and is therefore reliant on rainwater as the predominant main supply of water.
- 3.1.5. Ensor's Pool's was designated a European site as it provides the habitat to one of the largest populations of healthy white clawed Crayfish (*Austropotamobius pallipes*) in England. The white-clawed crayfish flourished in both Britain and Europe until the commercial introduction of the signal crayfish (*Pacifastacus leniusculus*) from America in the 1970s.

³ www.naturalengland.org.uk

- 3.1.6. As well as preying on its smaller cousin, the signal crayfish carries a fungal disease to which the white-clawed crayfish has no immunity. Unfortunately, the signal crayfish have since escaped the confines of the fisheries and entered the river systems of Britain and Europe, causing the dramatic decline of white-clawed crayfish.
- 3.1.7. For this reason, the isolation of Ensor's Pool's from rivers creates a refuge for the white-clawed crayfish to flourish and that is why it is of both national and European importance. The conservation objective for Ensor's Pool SAC is: **Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.**

Subject to natural change, to maintain or restore:

- The extent and distribution of qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;
- The populations of qualifying species;
- The distribution of qualifying species within the site.

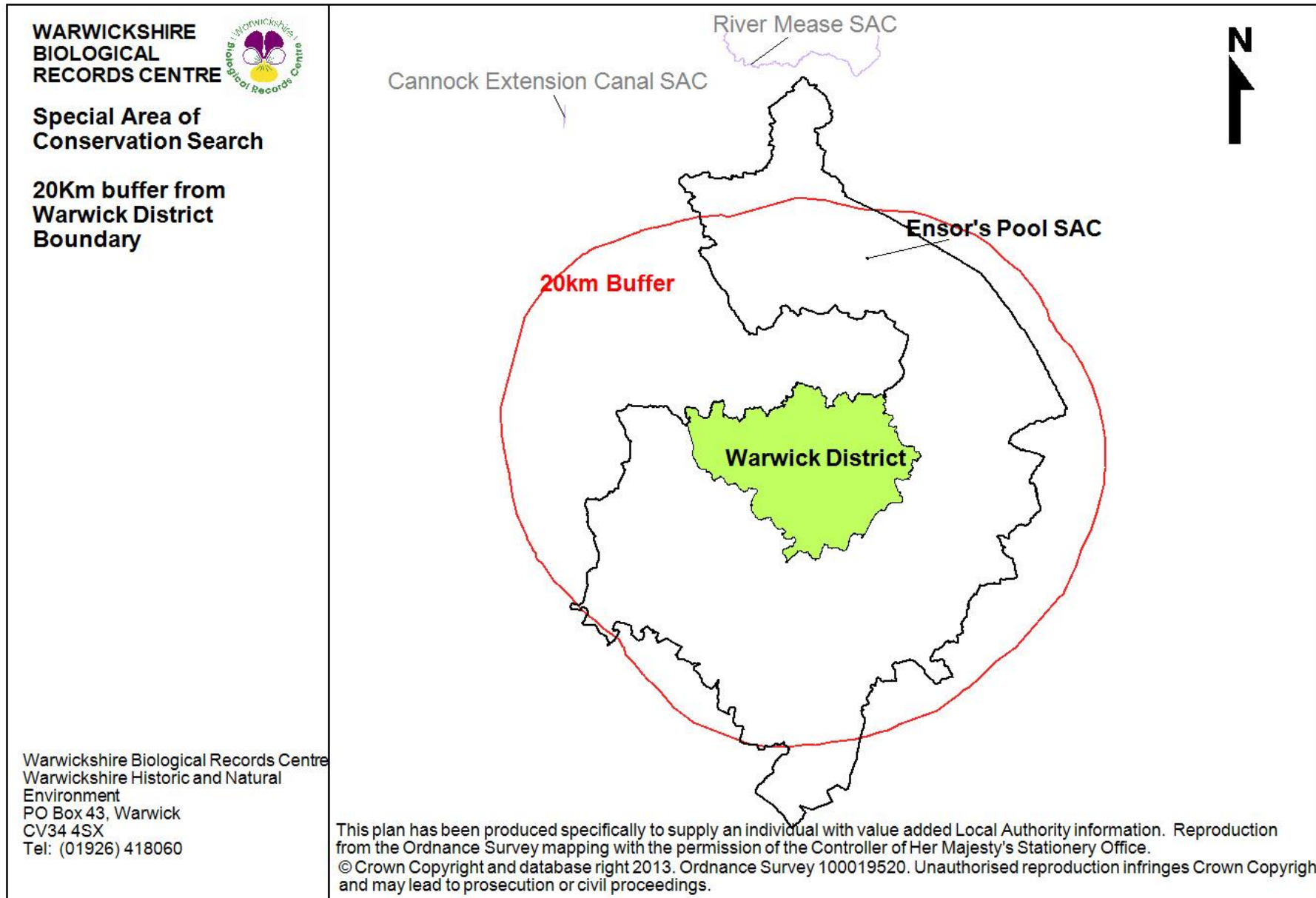
Qualifying Features: S1092. *Austropotamobius pallipes*; White-clawed (or Atlantic stream) crayfish

- 3.1.1. The Conservation Objectives for the European interest on the SSSI being: to maintain, in favourable condition, the habitat for the population of White-clawed crayfish (*Austropotamobius pallipes*). Maintenance implies restoration if the feature is not currently in a favourable condition
- 3.1.2. Details of Ensor's Pool Favourable Condition Table can be found in Appendix 1.
- 3.1.3. Since the May 2014 report the White-clawed crayfish has been lost from Ensor's Pool. However, communication with Natural England recommends that it retains its Natura 2000 status until further notice. Therefore, for the purpose of this report it remains a Natura 2000 site.

WELSH Natura 2000 Sites

- 3.1.9 The need for supplying water from Wales to growing Midland conurbations has a potential impact on hydrologically dependant Welsh SACs.

Figure 1: Special Area of Conservation Search 20km area from Warwick District Boundary



3.2 Analysis of Local Plan policies

- 3.2.1 Natura 2000 sites support habitats and/or species that are considered to be of European importance. The variety of features that can qualify a site for designation will vary in their resilience and vulnerability to a range of impacts. Thus an important part of screening is to identify the qualifying features of interest at each Natura 2000 site, and to assess the type of impact that could impinge upon the maintenance of site integrity. An analysis of the designation features, conservation interests and specific vulnerabilities of each site is provided in table 1.
- 3.2.2 The issues, objectives and options identified to form a basis for policy areas in the Local Plan have undergone an initial Sustainability Appraisal, and subsequent revision. The revised policy areas and attendant objectives have been analysed individually to isolate possible pathways for direct and indirect impacts to Natura 2000 sites (see Table 2). This process has been informed by consultation with Natural England, the Environment Agency, Severn Trent Water and Warwickshire County Council's Ecology Unit.
- 3.2.3 The latest draft of the New Local Plan takes the form of Policies and proposed modifications and therefore these have undergone the same process where each policy and revision has been analysed individually to isolate possible pathways for direct and indirect impacts to Natura 2000 sites (see Table 2).

3.3 Screening

- 3.3.1 The Local Plan details policies to enable a strategic and responsive approach to spatial development across the District together with site-specific allocations. As the Local Plan is in development, this assessment will report the Local Plan Preferred Options⁴ as of May 2012. A further addendum may need to be prepared should the Local Plan policies or site allocations be materially altered.

⁴ [WDC Local Plan Preferred Options link](#)

How the Habitats Regulations Assessment process influences decisions

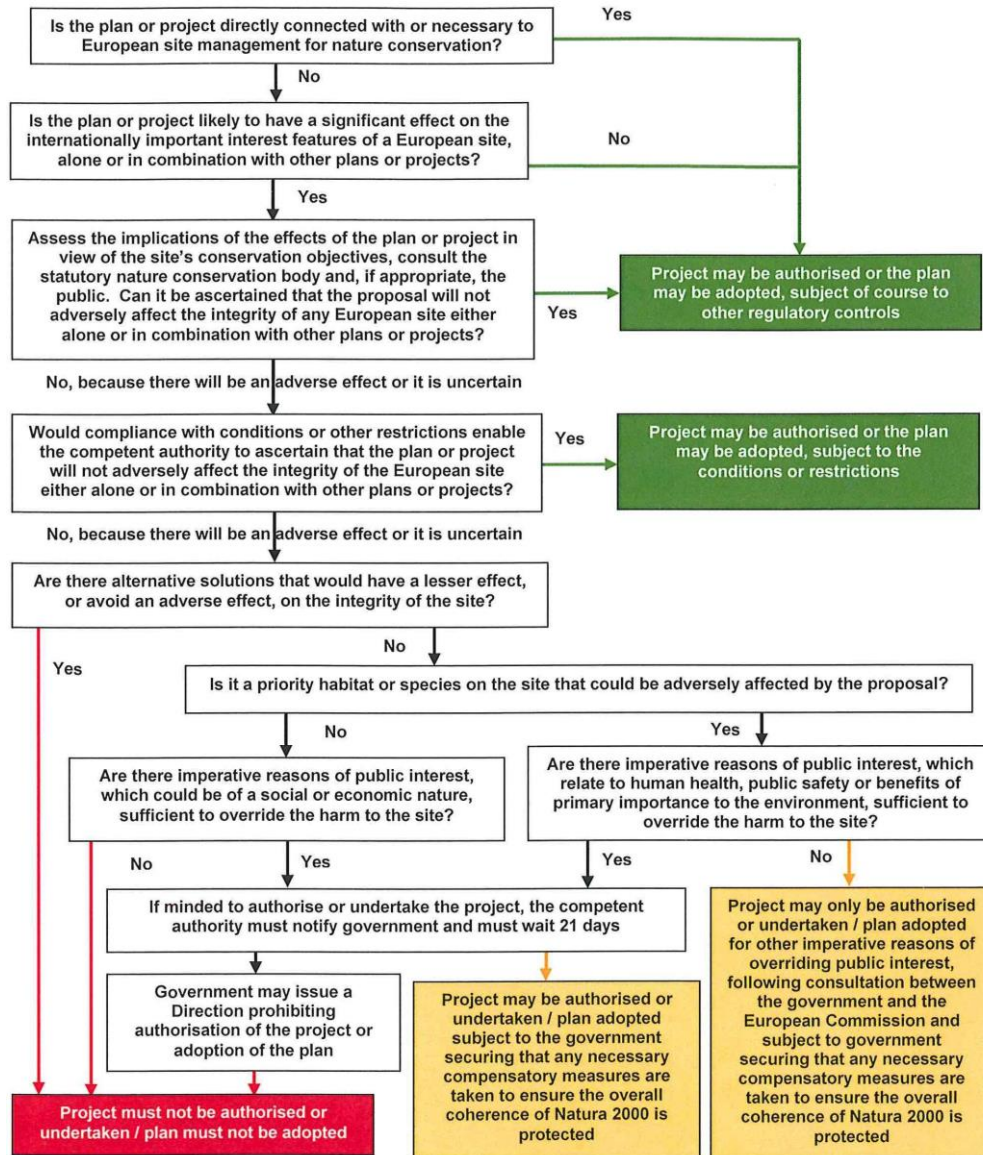


Figure 1 below from the HRA Handbook outlines 'How the Habitats Regulations Assessment process influences decisions'.

Extract from *The Habitats Regulations Assessment Handbook*, www.dtapublications.co.uk
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Table 2: Analysis and implications of broad policy area objectives of the Warwick District Council Local Plan

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
Strategic Policies		
Strategic Policy	<p>STRATEGIC POLICY DS1 : Supporting Prosperity</p> <p>We will provide for the growth of the local economy and working with neighbouring local authorities, the sub regional economy, by ensuring sufficient and appropriate employment land is available within the District to meet the existing and future needs of businesses.</p>	<p>This is a generic policy and has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
Strategic Policy	<p>STRATEGIC POLICY DS2 : Providing the Homes the District Needs</p> <p>2.5 We will provide in full for the Objectively Assessed Housing Need. We will ensure newhousing delivers the quality and mix of homes needed in the District including:</p> <ul style="list-style-type: none"> a) affordable homes; b) a mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and c) sites for gypsies and travellers. <p><i>Amend Policy DS2 to read</i></p> <p>STRATEGIC POLICY DS2: Providing the Homes the District Needs</p> <p><i>We will provide in full for the Objectively Assessed Housing Need of the District and for unmet housing need arising from outside the District where this has been agreed. We will ensure new housing delivers the quality and mix of homes needed including</i></p> <ul style="list-style-type: none"> <i>a) Affordable homes</i> <i>b) A mix of homes to meet identified needs including homes that are suitablefor elderly and vulnerable people</i> <i>c) Sites for gypsies and travellers</i> 	<p>This is a generic policy and has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
<p>Strategic Policy</p>	<p>STRATEGIC POLICY DS3 : Supporting Sustainable Communities</p> <p>2.8 We will promote high quality new development including:</p> <ul style="list-style-type: none"> a) delivering high quality layout and design which relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs; b) caring for our built, cultural and natural heritage; c) regenerating areas in need of improvement; d) protecting areas of significance including high quality landscapes, heritage assets and ecological assets; e) delivering a low carbon economy and lifestyles and environmental sustainability. f) delivering communities and developments that are safe, secure and experience very low crime levels' <p>We will expect development which enables new communities to develop and sustain themselves. As part of this we will provide for the infrastructure needed to support communities and businesses including:</p> <ul style="list-style-type: none"> a) physical infrastructure (such as transport, flood defence and utilities. ; b) social infrastructure (such as education, health, the emergency services and sport facilities); c) green infrastructure (such as parks, open space, playing pitches and ecosystem services such as Sustainable Drainage Systems (SuDS and habitats). 	<p>This is a generic policy that incorporates environment criteria including water resource protection and natural asset protection so has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>There are specific references to ecology and a high quality natural environment that could have a positive indirect impact on any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>STRATEGIC POLICY DS4: Spatial Strategy</p> <p>Allocated Housing and Employment will be distributed across the District to take account of the following:</p> <ul style="list-style-type: none"> a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement; b) where greenfield sites are required for housing, they should generally be located on the edge of urban areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools 	<p>This is a generic policy that incorporates environment criteria so has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>are available or can be made available.</p> <p>c) Where greenfield sites are required for employment, they should only be allocated in locations which are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and are in close proximity to existing or proposed housing subject to ensuring there is no undue impact on residential amenity ;</p> <p>d) limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained;</p> <p>e) sites which have a detrimental impact on the significance of heritage asses will be avoided unless the public benefits of development outweigh the harm;</p> <p>f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and</p> <p>g) taking the national Green Belt policy in to account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances:</p> <p>i. the availability of alternative suitable sites outside the Green Belt;</p> <p>ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;</p> <p>iii. the potential of the site to support regeneration within deprived areas; and</p> <p>iv. the potential of the site to provide support to facilities and services in rural areas.</p> <p><i>Amend Policy DS4 to read:</i></p> <p>STRATEGIC POLICY DS4: Spatial Strategy</p> <p><i>Allocated Housing and Employment will be distributed across the District to take account of the following:</i></p> <p>....</p> <p><i>b) where greenfield sites are required for housing, they should generally be located on the edge of built up areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.</i></p> <p>....</p>	

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites						
Policies and Proposals								
	<p>DS5 Presumption in Favour of Sustainable Development</p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <p>a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>b) Specific policies in that Framework indicate that development should be restricted.</p>	<p>This is a generic policy that supports the NPPF sustainable approach so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>						
	<p>DS6 Level of Housing Growth</p> <p>The Council will provide for 12,860 new homes between 2011 and 2029</p> <p><i>Amend Policy DS6 to read:</i></p> <p>POLICY DS6: Level of Housing Growth</p> <p><i>The Council will provide for 16,776 new homes between 2011 and 2029</i></p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>						
	<p>DS7 Meeting the Housing Requirement</p> <p>The housing requirement of 12,860 new homes between 2011 and 2029 will be met from the following categories:</p> <table data-bbox="510 1246 1538 1425"> <tr> <td>Sites completed between 2011 and 2013</td> <td style="text-align: right;">406</td> </tr> <tr> <td>Sites with outstanding planning permission at 1st April 2013</td> <td style="text-align: right;">1,906</td> </tr> <tr> <td>Sites with planning permission granted between 1st April 2013 and 31st December 2013</td> <td style="text-align: right;">1,317</td> </tr> </table>	Sites completed between 2011 and 2013	406	Sites with outstanding planning permission at 1 st April 2013	1,906	Sites with planning permission granted between 1 st April 2013 and 31 st December 2013	1,317	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>
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Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>An allowance for windfall sites coming forward from December 2013 to March 2029 in the plan period 2,485</p> <p>Small Urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable 393</p> <p>Consolidation of existing employment areas and canal-side regeneration 200</p> <p>Sites allocated in this Plan 6299</p> <p>Total 13,006</p> <p><i>Amend Policy DS7 to read:</i></p> <p><i>DS7 Meeting the Housing Requirement</i></p> <p><i>The housing requirement of 16,766 new homes between 2011 and 2029 will be met from the following categories:</i></p> <p><i>Sites completed between April 2011 and March 2015 1483</i></p> <p><i>Sites with outstanding planning permission at 1st April 2015 5161</i></p> <p><i>An allowance for windfall sites coming forward between April 2015 and March 2029 1134</i></p> <p><i>Small Urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable 230</i></p> <p><i>Consolidation of existing employment areas and canal-side Regeneration 200</i></p> <p><i>Sites allocated in this Plan 9,369</i></p> <p><i>Total 17,577</i></p>	

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	<p>DS8 Employment Land</p> <p>The Council will provide for a minimum of 66 hectares of employment land to meet local need during the plan period.</p>																
	<p>DS9 Employment Sites to be Allocated</p> <p>To meet the employment land needs of the District, an additional 19.7 hectares of employment land for B class uses is allocated at the following strategic sites, as identified on the Policies Map:</p> <table border="1" data-bbox="510 504 1536 724"> <thead> <tr> <th>Ref Site</th> <th>Size</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>E2 Land at Thickthorn, Kenilworth</td> <td>8 hectares</td> <td>B1 and B2</td> </tr> <tr> <td>E4 Land at Stratford Road, Warwick</td> <td>11.7 hectares</td> <td>B1, B2 and B8</td> </tr> <tr> <td>E5 Tachbrook Park, Warwick*</td> <td>6.1 hectares</td> <td>B1 and B2</td> </tr> <tr> <td>Total</td> <td>25.8 hectares</td> <td></td> </tr> </tbody> </table> <p>* This is a previous employment commitment for which planning permission has expired</p> <p>An allowance of 6.5 hectares of employment land to meet local needs will be accommodated at the allocated sub-regional employment site (see policy DS16)</p>	Ref Site	Size	Uses	E2 Land at Thickthorn, Kenilworth	8 hectares	B1 and B2	E4 Land at Stratford Road, Warwick	11.7 hectares	B1, B2 and B8	E5 Tachbrook Park, Warwick*	6.1 hectares	B1 and B2	Total	25.8 hectares		<p>The sites are not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The sites are connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
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	<p>DS10 Broad Location of Allocated Housing Sites</p> <table border="1" data-bbox="510 943 1536 1166"> <tbody> <tr> <td>Urban Brownfield sites</td> <td>1,535</td> </tr> <tr> <td>Greenfield sites on the edge of Kenilworth</td> <td>853</td> </tr> <tr> <td>Greenfield sites on the edge of Warwick, Leamington and Whitnash</td> <td>3,167</td> </tr> <tr> <td>Sites within Growth Villages and the rural area</td> <td>744</td> </tr> <tr> <td>Total</td> <td>6,299</td> </tr> </tbody> </table> <p><i>Amend Policy DS10 to read</i></p> <p>DS10 Broad Location of Allocated Housing Sites</p> <table border="1" data-bbox="510 1331 1536 1414"> <tbody> <tr> <td><i>Urban Brownfield sites</i></td> <td>1208</td> </tr> <tr> <td><i>Greenfield sites on the edge of Kenilworth</i></td> <td>1500</td> </tr> </tbody> </table>	Urban Brownfield sites	1,535	Greenfield sites on the edge of Kenilworth	853	Greenfield sites on the edge of Warwick, Leamington and Whitnash	3,167	Sites within Growth Villages and the rural area	744	Total	6,299	<i>Urban Brownfield sites</i>	1208	<i>Greenfield sites on the edge of Kenilworth</i>	1500	<p>The sites are not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The sites are connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>	
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	<p><i>Greenfield sites on the edge of Warwick, Leamington and Whitnash</i> 3270</p> <p><i>Greenfield sites on the edge of Coventry</i> 2245</p> <p><i>Sites within Growth Villages and the rural area</i> 1146</p> <p>Total 9,369</p>																																																					
	<p>DS11 Allocated Housing Sites</p> <p>The following sites, as shown on the Policies Map, will be allocated for housing development and associated infrastructure and uses:</p> <table border="1" data-bbox="510 651 1538 826"> <thead> <tr> <th data-bbox="510 651 981 683">Ref Site</th> <th data-bbox="981 651 1182 826">Number of Dwellings (estimated)</th> <th data-bbox="1182 651 1272 826">Area of Emp. Land</th> <th data-bbox="1272 651 1538 778">Infrastructure Requirements and Other Uses</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="510 890 808 922">Urban Brownfield Sites</td> </tr> <tr> <td colspan="4" data-bbox="510 938 629 970">H01(part)</td> </tr> <tr> <td data-bbox="510 986 981 1018">Land at Myton School, Myton Rd</td> <td data-bbox="981 986 1182 1018">125</td> <td data-bbox="1182 986 1272 1018">0</td> <td data-bbox="1272 986 1538 1018"></td> </tr> <tr> <td colspan="4" data-bbox="510 1034 629 1066">H02 (part)</td> </tr> <tr> <td data-bbox="510 1082 1182 1114">Former Sewage Works, south of Harbury Lane 215</td> <td data-bbox="981 1082 1182 1114"></td> <td data-bbox="1182 1082 1272 1114">0</td> <td data-bbox="1272 1082 1538 1114">Country Park</td> </tr> <tr> <td data-bbox="510 1129 981 1161">H09 Kenilworth School Site</td> <td data-bbox="981 1129 1182 1161">250</td> <td data-bbox="1182 1129 1272 1161">0</td> <td data-bbox="1272 1129 1538 1161"></td> </tr> <tr> <td data-bbox="510 1177 981 1209">H10 Station Approach, Leamington</td> <td data-bbox="981 1177 1182 1209">220</td> <td data-bbox="1182 1177 1272 1209">0</td> <td data-bbox="1272 1177 1538 1209"></td> </tr> <tr> <td data-bbox="510 1225 981 1257">H11 Land at Montague Road</td> <td data-bbox="981 1225 1182 1257">140</td> <td data-bbox="1182 1225 1272 1257">0</td> <td data-bbox="1272 1225 1538 1257"></td> </tr> <tr> <td data-bbox="510 1273 981 1305">H12 Kenilworth VI Form College</td> <td data-bbox="981 1273 1182 1305">130</td> <td data-bbox="1182 1273 1272 1305">0</td> <td data-bbox="1272 1273 1538 1305"></td> </tr> <tr> <td data-bbox="510 1321 981 1353">H13 Soans Site, Sydenham Drive</td> <td data-bbox="981 1321 1182 1353">100</td> <td data-bbox="1182 1321 1272 1353">0</td> <td data-bbox="1272 1321 1538 1353"></td> </tr> <tr> <td data-bbox="510 1369 981 1401">H14 Riverside House</td> <td data-bbox="981 1369 1182 1401">100</td> <td data-bbox="1182 1369 1272 1401">0</td> <td data-bbox="1272 1369 1538 1401"></td> </tr> <tr> <td data-bbox="510 1417 981 1449">H15 Leamington Fire Station</td> <td data-bbox="981 1417 1182 1449">60</td> <td data-bbox="1182 1417 1272 1449">0</td> <td data-bbox="1272 1417 1538 1449"></td> </tr> </tbody> </table>	Ref Site	Number of Dwellings (estimated)	Area of Emp. Land	Infrastructure Requirements and Other Uses	Urban Brownfield Sites				H01(part)				Land at Myton School, Myton Rd	125	0		H02 (part)				Former Sewage Works, south of Harbury Lane 215		0	Country Park	H09 Kenilworth School Site	250	0		H10 Station Approach, Leamington	220	0		H11 Land at Montague Road	140	0		H12 Kenilworth VI Form College	130	0		H13 Soans Site, Sydenham Drive	100	0		H14 Riverside House	100	0		H15 Leamington Fire Station	60	0		<p>The sites are not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The sites are connected to the Avon either directly (adjacent) to or through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
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Policy Area	Policy objectives			Potential effects of policy objectives on Natura 2000 sites
	H16 Court Street	75	0	
	H17 Garage Site, Theatre Street	20	0	
	H39 Opus 40, Birmingham Road, Warwick 100		0	
	Greenfield Sites – Edge of Warwick, Whitnash and Leamington			
	H01(part)			
	Land West of Europa Way	1,112	Extended Secondary School, Primary School, Health Facilities, Local Centre, Sports Stadium and associated facilities	
	H02 (part)			
	Land south of Harbury Lane (excluding former sewage works)	1,505	0 Primary Schools (x2), Local Centre, other Community Facilities, Country Park	
	H03 East of Whitnash/South of Sydenham 300			
	H04 Red House Farm	250		
	Greenfield Sites – Edge of Kenilworth			
	H06 East of Kenilworth (Thickthorn)	760	8ha Primary School and Local Centre	
	H07 Crackley Triangle	93	0	
	Greenfield Site – Edge of Coventry			

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	H08 Oaklea Farm, Finham 20 0	
	Growth Villages	
	H19 Baginton – Land north of Rosswood Farm 35 0	
	H20 Barford – Land south of Barford House 8 0	
	H21 Barford – Former Sherbourne Nursery 60 0	
	H22 Barford – Land off Bemridge Close 12 0	
	H23 Bishops Tachbrook – Land south of the school 150 0	
	H24 Burton Green – Burrow Hill Nursery 60 0	Community Hall, Village Green and Parking
	H25 Cubbington – Allotment Land, Rugby Road 35 0	
	H26 Cubbington – Opposite Willow Sheet Meadow 65 0	
	H27 Hampton Magna – South of Arras Boulevard 100 0	
	H28 Hatton Park – North of Birmingham Road 80 0	
	H29 Kingswood – Meadow House 10 0	
	H30 Kingswood – Kingswood Farm 10 0	
	H31 Kingswood – South of The Stables 6 0	
	H32 Kingswood – R/O Brome Hall Lane 12 0	
	H33 Kingswood – West of Mill Lane 5 0	
	H34 Leek Wootton – The Paddock 11 0	To be developed jointly with site H35
	H35 Leek Wootton – East of Broome Close 5 0	To be developed jointly with site H34
	H36 Leek Wootton – Former Tennis Courts 5 0	
	H37 Leek Wootton – Car park East of The Hayes 5 0	
	H38 Radford Semele – North of Southam Road 50 0	

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>Other rural sites</p> <p>H18 Former Aylesbury House, Hockley Heath 20 0</p> <p><i>Amend Policy DS11 as shown in Appendix B of this schedule of modifications</i></p>	
	<p>DS12 Allocation of Land for Education</p> <p>Land at Southcrest Farm, Kenilworth (ED2) and land at Myton (ED1), as shown on the Policies Map, is allocated for educational uses and other compatible uses (see policy HS5). This includes, on each site, the provision of a secondary school, 6th form centre and primary school.</p> <p>In the case of Southcrest Farm the whole area of the site is unlikely to be required for educational purposes. Any land within this site that is surplus to the educational requirement is therefore allocated for housing (see Policy DS11).</p> <p><i>Amend Policy DS12 to read</i></p> <p>DS12 Allocation of Land for Education</p> <p><i>Land at Southcrest Farm, Kenilworth (ED2) and land at Myton (ED1), as shown on the Policies Map, is allocated for educational uses and other compatible uses (see policy HS5). This includes, on each site, the provision of a secondary school, 6th form centre and, if deemed the most appropriate location, a primary school.</i></p>	<p>The sites are not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The sites are connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>DS13 Allocation of Land for a Country Park</p> <p>Land adjoining the Tach Brook, as shown on the Policies Map, will be allocated for a Country Park</p>	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is connected to the Avon through tributaries and will include features to mitigate any potential impacts on SAC or SPA downstream of the River Avon/ Therefore, it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites										
	<p>DS14 Allocation of Land for a Community Hub</p> <p>Land at Myton, adjoining Warwick Technology Park, as shown on the Policies Map, will be allocated</p> <p>as a Community Hub to provide the following infrastructure and services:</p> <ul style="list-style-type: none"> a) local retail facilities; b) a community meeting place; c) community sports complex and complementary uses; and d) a medical centre 	<p>The site is not connected hydrologically or in the vicinity of Ensor’s Pools SAC so it has no likely significant direct or indirect impact on Ensor’s Pool.</p> <p>The site is connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>										
	<p>DS15 Comprehensive Development of Strategic Sites</p> <p>The Sites to which this policy applies are (as shown on the Policies Map):</p> <ul style="list-style-type: none"> a) South of Harbury Lane, including the former sewage works ; b) West of Europa Way; c) Thickthorn <p>Proposals for all or part of the allocated sites detailed above will be approved where they take full account of a comprehensive development scheme for the whole site. The comprehensive development scheme will take the form of either a Development Brief or a Masterplan to be approved by the Local Planning Authority.</p> <p>The Development Brief or Masterplan should address the criteria set out in Policy BE2 and, for the sites set out below, should provide for the delivery of infrastructure and services which as a minimum should include the following:</p> <table border="0" data-bbox="510 1106 1536 1417"> <tr> <td style="vertical-align: top;">Site</td> <td>Key Infrastructure Services</td> </tr> <tr> <td style="vertical-align: top;">Land South of Harbury Lane</td> <td>2 new primary schools</td> </tr> <tr> <td></td> <td>Country Park (see Policy DS13)</td> </tr> <tr> <td></td> <td>A community meeting place</td> </tr> <tr> <td></td> <td>Retail facilities: a convenience store of no more than 500sq.m gross floorspace. A number of other smaller stores may also be provided</td> </tr> </table>	Site	Key Infrastructure Services	Land South of Harbury Lane	2 new primary schools		Country Park (see Policy DS13)		A community meeting place		Retail facilities: a convenience store of no more than 500sq.m gross floorspace. A number of other smaller stores may also be provided	<p>The sites are not connected hydrologically or in the vicinity of Ensor’s Pools SAC so it has no likely significant direct or indirect impact on Ensor’s Pool.</p> <p>The sites are connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
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Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>Land at Myton / West Europa Way</p> <p>Secondary school, sixth form facility and primary school (see Policy DS12)</p> <p>Community hub (see Policy DS14)</p> <p>Health facilities (See Policy DS14)</p> <p>Thickthorn</p> <p>A community meeting place</p> <p>Retail facilities: a convenience store of no more than 500sq.m gross floorspace. A number of other smaller stores may also be provided</p> <p>The Development Brief or Masterplan for the sites South of Harbury Lane, should also take account of, and ensure alignment with, the proposals for the site West of Europa Way, and vice versa.</p> <p><i>Amend Policy DS15 to read:</i></p> <p><i>DS15 Comprehensive Development of Strategic Sites</i></p> <p><i>The sites to which this policy applies are (as shown on the Policies Map):</i></p> <p><i>a) South of Harbury Lane, including the former sewage works;</i></p> <p><i>b) West of Europa Way;</i></p> <p><i>c) Thickthorn and sites allocated to east of Kenilworth;</i></p> <p><i>d) Land at Westwood Heath (including land identified as safeguarded beyond the current plan period)</i></p> <p><i>e) Kings Hill (including land identified for development beyond the current plan period)</i></p> <p><i>f) Land north of Milverton</i></p> <p><i>g) Land at Gallows Hill and The Asps</i></p> <p><i>Proposals for the allocated strategic sites will be approved where they represent a</i></p>	

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p><i>comprehensive development scheme for the whole site. There will be a requirement to demonstrate this by the submission of either a Development Brief or a Layout and Design Statement as appropriate, to be approved by the Local Planning Authority (Policy BE2, paragraph 5.13).</i></p> <p><i>The Development Brief or Layout and Design Statement should address the criteria set out in Policy BE2 and, for the sites set out below, should provide for the delivery of infrastructure and services, which as a minimum should include the following:</i></p> <p><i>Land at Gallows Hill Park and ride; primary school; neighbourhood police and The Asps office; local centre (including a convenience store of no more than 500sq.m gross floorspace), community facilities.</i></p> <p><i>The Development Briefs for</i></p> <ul style="list-style-type: none"> <i>a) the sites south of Harbury Lane, and west of Europa Way</i> <i>b) Kings Hill and Thickthorn / east of Kenilworth, and,</i> <i>c) Kings Hill and Westwood Heath</i> <p><i>should be broadly compatible with each other, in their approach to development issues, provision of linked infrastructure and commitment to sustainable growth.</i></p>	
	<p>DS16 Sub-Regional Employment Site</p> <p>Land in the vicinity of Coventry Airport (totalling 235 hectares) as shown on the Policies Map, will be allocated as a major employment site (for B1, B2 and B8 uses) of subregional significance.</p> <p>The Council will require that a Masterplan or Development Brief is prepared which will ensure that the site is developed in a comprehensive manner and in particular will require to be satisfied that:-</p>	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<ul style="list-style-type: none"> • High quality landscaping and open space is provided. This should have several functions; to minimise the visual and noise impacts of new development on local communities, to improve public recreational access to remaining open land and to help mitigate for any loss in biodiversity. For this reason, part of this allocation is retained within Green Belt. This area (totalling 111 ha) will be required to form part of any proposal for a sub-regional employment use however will remain as open space. • The impact of traffic on local communities and the local road network is minimised. <p>At the same time, access to the site by public transport and by walking and cycling is to be improved including access to communities in deprivation.</p> <ul style="list-style-type: none"> • A satisfactory solution has been developed to deal with contaminated land on the site. There is a significant amount of contamination on the site, including former sewerage beds. The Council welcomes the opportunity that the development offers to remediate this land, however will need to be satisfied that this is done effectively without affecting the quality of mitigating landscape.” 	<p>Avon.</p> <p>Action: Screened Out</p>
	<p>DS17 Supporting Canalside Regeneration and Enhancement The Council will prepare and adopt a Canalside Development Plan Document (DPD) to:</p> <ul style="list-style-type: none"> a) assess the canals in the District and their environment and setting; b) identify areas for regeneration along urban sections, particularly for employment, housing, tourism and cultural uses; and c) identify areas for protection, where these are appropriate, throughout the canal network within the District. <p>This document will designate particular areas and uses and will set out policies for use in assessing planning applications.</p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor’s Pool or any SAC or SPA downstream of the River Avon. The DPD will be screened to determine if an appropriate assessment is required</p> <p>Action: Screened Out</p>
	<p>DS18 Regeneration of Lillington Development within, or in close proximity to, the Crown Way Local Shopping Centre will be permitted where:</p> <ul style="list-style-type: none"> a) it will not adversely affect the overall retail offer of the Crown Way Local Shopping Centre or other local shopping centres; and b) it will enhance the range of services available within the vicinity of Crown Way Shopping Centre; or it will support the creation of significant local employment opportunities 	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor’s Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>DS19 Green Belt</p> <p>The extent of the Green Belt is defined on the Policies Map. The Council will apply Green Belt policy in accordance with government guidance as set out in the national planning policy.</p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>
	<p>DS20 Accommodating Housing Need Arising from Outside the District</p> <p>The existence of unmet housing need arising outside the District will not necessarily render this Plan out of date. However, The Plan will be reviewed if housing need evidence (arising outside the District or as a result of changing conditions within the District) demonstrates that significant housing needs should be met within the District and cannot be adequately addressed without a review. To establish this, the Council will work with other local authorities in the Coventry and Warwickshire Housing Market Area to:</p> <p>a) prepare and maintain a joint evidence base including housing need and housing land availability</p> <p>b) take part in a process to agree the strategic approach to address any shortfall of land availability to deliver in full the Housing Market Area's Objectively Assessed Housing Need or other evidenced housing need arising outside the District.</p> <p>c) where the evidence, and the duty to cooperate process clearly indicates that there is a housing need that cannot be met within the administrative boundaries of the authority in which the need arises and part or all of the need could most appropriately be met within District, the District Council will seek to identify the most appropriate sites to meet this need and will review the Local Plan to do this, should it be required.</p> <p><i>Delete existing Policy DS20 and replace with:</i></p> <p><i>The Plan will be reviewed (either wholly or partially) prior to the end of the Plan Period in the event of one or more of the following circumstances arising: -</i></p> <p><i>a) Through the Duty to Co-operate, it is necessary to accommodate the development needs of another local authority area within the District and these development needs cannot be accommodated within the Local Plan's existing Strategy</i></p> <p><i>b) Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed</i></p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p><i>c) The monitoring of the Local Plan (particularly the monitoring of housing delivery) demonstrates that the overall development strategy or the policies are not delivering the Local Plan's objectives and requirements</i></p> <p><i>d) development and growth pressures arising from the specific circumstances in the area to the south of Coventry (as identified in Policy DS New 1)</i></p> <p><i>e) Any other reasons that render the Plan, or part of it, significantly out of date</i></p>	
	<p><i>DS New1</i></p> <p><i>New policy wording:</i></p> <p><i>To meet both local and sub-regional housing needs, the Council has identified an area of growth focussed on strategic housing allocations to the immediate south of the City of Coventry (see policy DS11). The geographic boundaries of the area covered by this policy will be guided by: -</i></p> <ul style="list-style-type: none"> <i>• the emergence of agreed allocations for large-scale development and sites identified as safeguarded land post-adoption;</i> <i>• the extant and emerging infrastructure in the local area (including HS2 and existing and proposed future strategic road networks), with a view to identifying the most appropriate locations for both additional housing and strategic transport and other infrastructure;</i> <i>• the future plans of the University of Warwick;</i> <i>• significant strategic opportunities on both sides of the local authority boundary.</i> <p><i>The sites in this area are expected to provide residential-led, mixed-use development of around 2225 dwellings over the plan period to 2029, with the potential for additional growth post-2029:</i></p> <ul style="list-style-type: none"> <i>o Westwood Heath – 425 dwellings (capped by infrastructure constraints)</i> <i>o Kings Hill – c.1,800 dwellings; the total capacity of the site is c.4,000 dwellings</i> 	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p><i>To facilitate this growth, the Green Belt boundary in this area has been amended to take account of the strategic sites and to identify and safeguard land suitable for longer-term growth requirements (see Policies DS19 and DSNEW2).</i></p> <p><i>The Council intends to schedule a partial Plan review within five years of the adoption date of this Plan (see policy DS20). At that time, and subject to sufficiently robust evidence, the Council will consider whether further land is required within the broad area to allow for future growth.</i></p> <p><i>Development proposals must take account of all significant constraints, other development within the vicinity and future opportunities for integrated strategic growth; this will require close co-operation between WDC, Coventry City Council, Warwickshire County Council, the University of Warwick and major landowners and developers.</i></p> <p><i>It is likely that some of this development activity will extend beyond the current plan period. To give a degree of longer-term certainty to investors and stakeholders, a series of key objectives are identified below to provide clear guidance to landowners, institutions, infrastructure providers and major developers when they are drawing up their proposals.</i></p> <p><i>a) individual site proposals support the comprehensive longer-term planning of the area</i></p> <p><i>b) proposals should take account of the potential for a new road linking the A46 Stoneleigh junction with Kirby Corner and subsequently to the A452 or A45, which has been identified as an important means of mitigating increased traffic flows on the local and strategic road network; increasing existing strategic highway capacity; and providing an improved future strategic highway link to UK Central;</i></p> <p><i>c) development proposals must take into account the potential for future growth at the University of Warwick (see Policy MS1);</i></p> <p><i>d) individual masterplans and applications should reflect and address, where</i></p>	

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p><i>necessary, any significant proposals immediately beyond the boundaries of Warwick district.</i></p> <p><i>e) provision should be made for necessary improvements to the highway network including those set out in the Infrastructure Delivery Plan and those that may be required to support future development in the area;</i></p> <p><i>f) the Green Belt between Coventry and Kenilworth should be protected;</i></p> <p><i>g) improvements to rail infrastructure, such as a new rail stop on the Coventry to Leamington line should be considered and provided where practical and viable;</i></p> <p><i>h) improvements to cycle and pedestrian networks should be provided;</i></p> <p><i>i) requirements for additional educational capacity should be provided in a coordinated manner;</i></p> <p><i>j) requirements for improved healthcare capacity should be provided in a coordinated manner;</i></p> <p><i>k) provision of emergency services infrastructure and other issues that may be identified.</i></p> <p><i>Where appropriate, contributions to infrastructure provision will be sought in accordance with policy DM1.</i></p>	
	<p><i>Policy DS NEW2</i></p> <p><i>Insert new Policy DS NEW2Safeguarded land is identified on the Policies Map in order that it may be utilised, if required, to meet longer-term strategic development needs beyond the Local Plan period. The following principles apply to safeguarded land:</i></p> <ol style="list-style-type: none"> <i>1. It is not allocated for development at the present time;</i> <i>2. Local Plan Policies relating to development in the rural area and open countryside will apply;</i> <i>3. Development that would prejudice the future comprehensive development of the safeguarded land area will not be permitted;</i> 	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>4. The status of safeguarded land will only change through a review of the local plan following an assessment of development need and the identification of the most appropriate locations for development.</p> <p>Safeguarded land is identified on the policies map in the following locations:</p> <ul style="list-style-type: none"> • S1. Land South of Westwood Heath Road • S2. Land North of Milverton 	
	<p><i>DS NEW3 - Insert new Policy DS NEW3</i></p> <p><i>The former Police Headquarters site will be developed for housing purposes. Built development will be limited to appropriate areas of the site that lie within the Village Growth Envelope Boundary (Policy H10) as identified on the Policies Map. There will be a requirement to agree a masterplan with the Council for the entirety of the former police headquarters landholding, including other associated land parcels outside of the Growth Village Envelope Boundary.</i></p> <p><i>All planning applications for development of the site within the Growth Village Envelope must comply with the Masterplan and accord with other relevant policies of this Local Plan and any adopted Neighbourhood Development Plan, taking account of viability. In determining any planning applications on the site the local planning authority will seek to ensure that the proposals:</i></p> <ul style="list-style-type: none"> <i>a) Protect and enhance the historic assets and their setting;</i> <i>b) Secure the sustainable long-term future of Woodcote House as a Grade 2 Listed Building;</i> <i>c) Contribute positively to the landscape character;</i> <i>d) Deliver a mix of housing, including affordable housing;</i> <i>e) Demonstrate a high quality of design and layout, including an appropriate means of access and circulation;</i> <i>f) Make provision for all reasonable infrastructure requirements, including open space; and</i> <i>g) Make provision for the future management / maintenance of the balance of the site (those areas not to be utilised for housing development);</i> 	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p><i>Policy DS NEW4</i></p> <p><i>Insert new policy as follows:</i></p> <p><i>Land at Castle Farm (SP1), and Land at Warwick Road (SP2), Kenilworth, as shown on the Policies Map, are allocated for the provision of outdoor sport.</i></p> <p><i>Appropriate facilities associated with the provision of outdoor sport will be permitted provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.</i></p>	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
Overarching Policy		
	<p>PC0: Prosperous Communities</p> <p>The Council will promote sustainable economic development to support a vibrant and thriving economy to deliver the jobs the District needs during the plan period in line with following principles:</p> <ul style="list-style-type: none"> a) to support more sustainable patterns of growth focusing development, where we can, on previously developed land in the most sustainable locations; b) to ensure employment opportunities are provided to balance housing growth across the District; c) to support the continued role of the sub-regional economy as a focus for Advanced Manufacturing and Engineering; d) to deliver a local economic and prosperity strategy; e) to enable thriving and vibrant town centres which fulfil a range of functions including retail, leisure, arts and culture, employment and a safe night-time economy.; f) to support major sites in the District which play a key role in the economy; g) to protect and support a strong tourism sector, especially seeking to enhance our town centres as attractive places to visit; h) to support the important role that culture, leisure and sports assets play in our communities and economy, particularly focusing on the role of town centres; i) to support opportunities for regeneration 	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>EC1 Directing New Employment Development</p> <p>In Urban Areas</p> <p>New office development (within Use Class B1(a)) will be permitted within the town centres. Outside of town centres office development will be permitted in accordance with criteria A to C below.</p> <p>Small scale office development may be appropriate within the upper floors of local shopping centres.</p> <p>New employment development (within Use Classes B1 (b) and (c), B2 and B8) will be permitted in the following locations:</p> <p>a) within the employment land allocated as part of the Strategic Urban Extensions in policy DS9;</p> <p>b) within established and committed employment areas in Policy EC3;</p> <p>c) in accordance with policy TR11, within the town centres, subject to the town centre policies or any subsequent Area Action Plan coming into effect after this plan.</p> <p>Proposals for office development in locations at the edge of the town centres will also be considered if no suitable sites are available in any of the preferred locations above. Only if no suitable sites are available in an edge-of-centre location will out-of-centre locations be considered. An impact assessment will be required for out of town proposals over 2,500 sq.m.</p> <p>Proposals for non-office employment development (i.e. development within Use Classes B1 (b) and (c) B2 and B8) not falling within any of categories a) to c) above will be resisted unless it is shown that no suitable sites are available within any of those categories.</p> <p>In Rural Areas</p> <p>New employment development will be permitted in the rural areas in the following circumstances:</p> <p>a) To promote sustainable development in the growth villages (identified on the Policies Map)</p> <p>b) For the diversification of agricultural and other land based rural businesses in accordance with policy EC2</p>	<p>This is to cover windfall sites (i.e. not allocated). Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>c) Within the major sites identified on the policies map in accordance with Policy MS2.</p> <p>d) Within the allocated sub regional employment site where it provides for sub regional employment needs in accordance with DS16</p> <p>e) To support the sustainable growth and expansion of rural business and enterprise</p> <p>In all instances applicants will be required to demonstrate that:</p> <p>a) The proposal would not generate significant traffic movements which would compromise the delivery of wider sustainable transport objectives, including safety, in accordance with TR2</p> <p>b) The design and scale of the proposal would not have a detrimental impact on the landscape and character of the area</p> <p>In the Green Belt proposals will be determined in line with national policy and policies MS1 andMS2</p>	
	<p>EC2 Farm Diversification</p> <p>Proposals for the diversification of agricultural and land based rural businesses will be permitted in line with the following criteria:</p> <p>a) best and most versatile agricultural land is protected</p> <p>b) the scale and nature of the proposals are appropriate to their rural location so that they can be satisfactorily integrated into the landscape without being detrimental to its character</p> <p>c) Existing buildings are used in preference to new buildings</p> <p>In the Green Belt proposals will be permitted in line with national policy.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>EC3 Protecting Employment Land and Buildings</p> <p>Outside of town centres the redevelopment or change of use of existing and committed employment land and buildings (Use Classes B1, B2 and B8) for other uses will not be permitted unless:</p> <p>a) it can be demonstrated that there is an adequate supply of allocated employment sites in the District having regard to quantity and quality;</p> <p>b) it can be demonstrated that the use of the land or buildings for the existing or</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>alternative employment uses would not be viable;</p> <p>c) it can be demonstrated that the site is not suitable for employment uses due to unacceptable and unavoidable impacts upon nearby residential uses;</p> <p>d) it is land identified as being suitable for other uses as part of the identified Canalside and Employment Regeneration areas as set out in DS8 or the Canalside DPD or</p> <p>e) the proposal is solely for affordable housing as defined in national guidance.</p> <p>'The redevelopment or change of use of existing or committed of employment land and buildings (Use Classes B1, B2 and B8) on the sub regional employment land allocation will not be permitted.</p>	
Retail and Town Centres		
	<p>TC1 Protecting and Enhancing the Town Centres</p> <p>Subject to Policies TC2 to TC16, and any relevant area action plan, proposals for any of the main town centre uses will be permitted within town centres where they are of an appropriate scale in relation to the role and function of the town centre and provided that non-shopping proposals would not compromise its shopping function. Proposals will also be required to reflect the character and form of the town centre.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC2 Directing Retail Development</p> <p>Within the town centres, new retail development should be located as a first preference in the retail areas defined on the Policies Map.</p> <p>Where a suitable site is not available for a large scale retail development proposal within these areas in Royal Leamington Spa, the order of preference is:</p> <p>a) the Chandos Street allocation defined on the Policies Map in accordance with Policy TC4; and then</p> <p>b) the area of search defined on the Policies Map in accordance with Policy TC5.</p> <p>Where a suitable site is not available for a retail development proposal in these areas in Warwick, the next preference is the mixed use area of Warwick town centre defined on the Policies Map in accordance with Policy TC11.</p> <p>Where suitable sites are not available in any of these areas, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>preferred locations, out-of-centre sites will be considered.</p> <p>Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 square metres gross floorspace</p>	
	<p>TC3 Safeguarding Existing and Potential Retail Floorspace</p> <p>Within the town centre retail areas as defined on the Policies Map, changes of use from uses within Use Class A to other uses outside of Use Class A will not be permitted except for within the defined Secondary Retail Areas where changes to hotels (Use class C1) and Assembly and leisure uses (Use Class D2) will be permitted subject to the restrictions within policy TC7.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC4 Chandos Street Town Centre Development Allocation, Royal Leamington Spa Town Centre</p> <p>The Chandos Street car park, as shown on the Policies Map, will provide the focus of a major town centre development proposal to comprise of retail and other appropriate main town centre uses.</p>	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC5 Providing for Shopping Growth in Royal Leamington Spa Town Centre</p> <p>Proposals for large scale shopping development which satisfy the sequential requirements of Policy TC2 will be permitted in Royal Leamington Spa town centre provided:-</p> <ul style="list-style-type: none"> a) It can be demonstrated that the proposal meets retail needs in a way that is of an appropriate scale that respects the character and form of the town centre; b) Proposals create strong and direct pedestrian links between the existing main shopping areas along the primary retail frontages and the development; and c) The impact of the proposal upon traffic movement is fully considered and appropriate measures to promote public transport and provide car parking are included in the proposal. 	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>TC6 Primary Retail Frontages</p> <p>Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will be permitted within the Primary Retail Frontages defined on the Policies Map provided that :-</p> <p>a) No more than 25% of the total length of the frontage would result in a non-A1 use; and</p> <p>b) The proposal would not contribute to creating, a continuous non A1 frontage of more than 16 metres.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC7 Secondary Retail Areas</p> <p>Changes of Use from shops (Use Class A1) to financial and professional services (Use Class A2), or restaurants and cafes (Use Class A3), or drinking establishments (Use Class A4), or hot food take-aways (Use Class A5) or hotels (Use Class C1) or leisure and assembly uses (Use Class D2) will be permitted within Secondary Retail Areas provided that:</p> <p>a) No more than 50 % of the street frontage concerned would result in a non-A1 use; and</p> <p>b) The proposal would not contribute to creating, a continuous non-A1 frontage of more than 16 metres.</p> <p>In exceptional cases, proposals that do not fulfil the second criterion may be accepted where they would not have a prominence in the streetscape that would affect the predominantly retail character of the area.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC8 Warwick Café Quarter</p> <p>Changes of use from shops (Use Class A1) and financial and professional services (Use Class A2) to restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) will be permitted within Market Place, Warwick as defined on the Policies Map.</p> <p>When granting planning permission for A3 or A4 uses, permitted development rights for changes of use to A2 from A3 or A4 will be removed.</p>	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>TC9 Royal Leamington Spa Restaurant and Café Quarter</p> <p>Changes of use from shops (Use Class A1) to restaurants and cafes (Use Class A3) will be permitted within Regent Court, Royal Leamington Spa as defined on the Policies Map.</p> <p>When granting planning permission for restaurant and café (A3) uses, permitted development rights for changes of use to financial and professional services (use class A2) will be removed.</p>	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC10 Royal Leamington Spa Area Action Plan (AAP)</p> <p>During the Plan Period, the Council will commit to prepare an Area Action Plan for Royal Leamington Spa Town Centre.</p>	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC11 Warwick Town Centre Mixed Use Area</p> <p>Within the mixed use area of Warwick town centre as defined on the Policies Map, development of residential, shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4), hot food take-aways (Use Class A5), or hotels Use Class (C1), leisure and assembly (Use Class D2) and business uses (Use Class B1) will be permitted.</p>	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>TC12 Protecting Town Centre Employment Land and Buildings</p> <p>Within the Town Centre Employment Areas as defined on the Policies Map, the redevelopment or change of use of existing employment land and buildings to non-B Class uses will not be permitted.</p>	<p>The sites are not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The sites are connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC13 Protecting the Residential Role of Town Centres</p> <p>Changes of use from residential to non-residential uses within the predominantly residential areas in the town centres defined on the Policies Map will only be permitted if the proposed use maintains the residential character of the area.</p>	<p>The sites are not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The sites are connected to the Avon through tributaries but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC14 Protecting Residential Uses of Upper Floors</p> <p>Changes of use from residential to other uses on the upper floors of buildings within the town centres will not be permitted.</p>	<p>This is a generic policy that has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC15 Access to Upper Floors in Town Centres</p> <p>Development that denies access to the upper floors of buildings within the town centres will not be permitted</p>	<p>This is a generic policy that has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>TC16 Design of Shopfronts</p> <p>New or replacement shop fronts will be permitted where:-</p> <p>a) They relate in scale, proportion, material and decorative treatment to the upper parts of the building and to adjoining shopfronts of sufficient high quality; and</p> <p>b) They do not involve single shop fronts spreading over two or more frontages.</p> <p>Where original or period shopfronts exist, these should be kept and restored</p>	<p>This is a generic policy and has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TC17 Local Shopping Facilities</p> <p>Local Shopping Centres</p> <p>Changes of use of the ground floor from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food take-aways (use Class A5) will only be permitted in local shopping centres as defined on the Policies Map if:-</p> <p>a) The shop unit has been vacant for a period of at least 1 year or evidence can be provided that the unit has been actively marketed on reasonable terms for a shop use for a period of at least 9 months without success: or</p> <p>b) It is demonstrated that the proposed use will significantly increase pedestrian footfall in the centre, will introduce a new use into the centre which meets local needs, and will not reduce the proportion of shop frontage in the centre below 50%.</p> <p>Changes of use from Use Class A to other uses will be permitted provided that the proposal is for a service or facility which can be demonstrated to meet an important unmet local need and which can be satisfactorily controlled by planning condition.</p> <p>Protecting local shops outside of town and local shopping centres</p> <p>In urban locations changes of use of shops (Use Class A1), outside town centres and local shopping centres, to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food take-aways (Use Class A5) will not be permitted.</p> <p>Rural shops and services</p> <p>In rural locations the development or expansion of existing shops and local services within settlements will be permitted where these meet local retail or service needs. Proposals that result in the loss of such units to other uses will not be permitted unless it can be demonstrated that:-</p>	<p>This is a generic policy and has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>a) The unit is no longer financially viable</p> <p>b) The unit has been actively marketed on reasonable terms for use as a shop or local service for a period of 12 months without success: and</p> <p>c) All reasonable other options to find a new use for the unit have been pursued</p>	
	<p>TC18 Farm Shops</p> <p>Development of new farm shops and the extension of existing farm shops will be permitted where:</p> <p>a) The proposal involves the appropriate conversion of an existing rural building or the construction of a new building at the intended location and is of a scale and nature that can be satisfactorily integrated into the landscape, and</p> <p>b) It would not have an adverse impact on existing rural shops in the local area</p> <p>A condition will be applied to any permission to control the proportion of goods to be sold which are not produced locally to a maximum of 25%</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>CT1 Directing New Meeting Places, Tourism, Leisure and Cultural and Sports Development</p> <p>New meeting places, tourism, leisure, cultural and sports development will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18). Where suitable sites are not available in town centres, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of centre sites will be considered.</p> <p>Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 sq.m gross floorspace.</p> <p>In all other cases, new tourism, leisure and cultural development will be permitted where it can be demonstrated that:</p> <p>a) There are no sequentially preferable sites or buildings and the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport; or</p> <p>b) The facility is of a type and scale that will mean it primarily serves a local community who can access it by means other than the private car</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>CT2 Directing New or Extended Visitor Accommodation</p> <p>New or extended hotels will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18) and Policy CT1.</p> <p>Other new or extended visitor accommodation with urban areas, will be permitted where it can be demonstrated that the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport.</p> <p>Visitor accommodation within rural areas will be permitted where it is located within the Growth Villages (as defined on the Policies Map) or is for the conversion of a rural building as defined in Policy BE4. All visitor accommodation in rural areas should be of a proportionate scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area.</p> <p>Extensions to existing visitor accommodation in rural areas will only be permitted where these do not significantly intensify the use of the site or establish new uses which are not ancillary to the normal business of the visitor accommodation.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>CT3 Protecting Existing Visitor Accommodation in Town Centres</p> <p>Redevelopment or change of use from visitor accommodation at ground floor level within the town centres will only be permitted where it can be demonstrated that:</p> <p>a) the site is within a retail area as identified on the Policy Map and the proposal is for a change of use to retail or is a change of use to assembly and leisure use within a secondary retail area (see policy TC3);</p> <p>b) there is evidence of adequate capacity to meet need within alternative accommodation within the same Town Centre; or</p> <p>c) the accommodation is no longer viable and no other parties are willing to acquire it for that use</p> <p>Above ground floor level, criteria b and c only will be applied to such proposals.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>CT4 Extensions to Tourism, Cultural, Sport or Leisure Facilities in Rural Areas</p> <p>Extensions to or intensification of tourism, cultural, sport or leisure facilities in rural areas will be permitted where these do not:</p> <p>a) establish new uses which are not ancillary to the normal business of the operation;</p> <p>b) generate significant volumes of additional traffic; and</p> <p>c) harm the character of the area.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>CT5 Infrastructure Contributions to Meeting Places, Cultural Facilities and Public Art</p> <p>New development will be required to make appropriate and proportionate financial contributions to cultural facilities where it can be demonstrated that there will otherwise be deficit of such facilities as a result of the proposed development. Contributions to new public art will be required where new development is closely related (either through proximity or through the nature of the use) to the District's centres of cultural and art activity.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>CT6 Camping and Caravan Sites</p> <p>Camping and caravan sites for holiday and recreational use will be permitted where they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities, and would not generate significant volumes of traffic.</p> <p>Any buildings required must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to compliance with other policies in this Plan. New buildings may be acceptable outside the Green Belt where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to the area.</p> <p>Due to their vulnerability within a flood event, there will be a presumption against new or expanded camping and caravan sites within high flood risk areas unless the risk can be adequately mitigated. New camping and caravan sites should demonstrate adequate provision for the management and discharge foul / waste water</p>	<p>This is to cover non-allocated development and incorporates environment criteria including water resource protection. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>ST7 Warwick Castle and St Mary's Lands, Warwick</p> <p>a) Development at Warwick Castle or St Mary's Lands (within the boundaries defined on the Policy Map) will only be permitted where it is brought forward in line with an approved Masterplan setting out the development principles and broad areas for development, indicating the type of uses proposed and, in the case of the Castle, a Conservation Plan for the historic asset. The Masterplan for each, will provide the framework within which planning applications will be determined and will: identify the physical and economic context ;</p> <p>b) identify the development principles to underpin future development proposals;</p> <p>c) identify the significance of heritage assets within the vicinity, setting out how these will be sustained and enhanced (including listed buildings, listed parks and gardens, conservation areas and historic landscapes);</p>	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is directly connected to the Avon but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>d) identify the location of developments, demonstrating how proposals will relate to the heritage assets and how they will enhance the positive contribution the asset makes to sustainable communities and to the character and distinctiveness of the area; and</p> <p>e) identify how the proposals support the vitality and viability of the local economy</p>	
Major Sites in the Economy		
	<p>MS1 University of Warwick</p> <p>Development at the University of Warwick will be permitted in line with an approved Masterplan or Development Brief as agreed with the relevant local planning authorities</p>	<p>The site is not connected hydrologically or in the vicinity of Ensor's Pools SAC so it has no likely significant direct or indirect impact on Ensor's Pool.</p> <p>The site is indirectly connected to the Avon but in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>MS2: Major Sites in the Green Belt</p> <p>Development at existing developed sites in the Green Belt will be restricted to the limited infilling and redevelopment of previously developed land and will be assessed in accordance with national planning policy.</p> <p>Due to the importance of the Former Honiley Airfield, Stoneleigh Park, and Stoneleigh Deer Park to the economy and the District, there may be very special circumstances to justify further development (within the boundary identified on the Policies Map).</p> <p>Where this can be demonstrated, proposals should be brought forward in line with an approved Masterplan or Development Brief which demonstrates that the openness and the purposes for including the land in the Green Belt is retained, and which complies with other relevant policies in this Plan.</p> <p>In the case of Stoneleigh Park, appropriate amendments as a result of HS2 will be supported without the need to revise the Masterplan</p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>
Overarching Policy		

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>Overarching Policy H0: Housing</p> <p>To ensure the District has the right amount, quality and mix of housing to meet future needs this Plan will:</p> <ul style="list-style-type: none"> a) provide in full for the District's Housing Requirement; b) ensure new housing development is in locations which enable sustainable lifestyles, protect the aspects of the District that are most highly valued and which, where appropriate, support and regenerate existing communities; and c) ensure new housing delivers the quality and mix of homes needed in the District including affordable homes, a mix of homes to meet identified needs (including homes that are suitable for older and vulnerable people) and sites for gypsies and travellers. 	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>
New Housing		
	<p>H1 Directing New Housing</p> <p>1. Housing development will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> a) Within the Urban Areas, as identified below and on the Policies Map; b) within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map; c) in the open countryside; where: <ul style="list-style-type: none"> I. the development is for rural affordable housing, in accordance with Policy H3; II. the development is for a rural worker in accordance with Policy H12; III. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; IV. the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or V. the design of the dwelling is of very exceptional quality or innovative nature <p>2. Housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/ or locality and respects surrounding buildings in terms of scale, height, form and massing.</p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
Inclusive and Mixed Communities		
	<p>H2 Affordable Housing</p> <p>Residential development on sites of 11 or more dwellings, where the combined gross floorspace is more than 1,000 sq.m., will not be permitted unless provision is made for a minimum of 40% affordable housing to meet local needs.:</p> <p>The form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application.</p> <p>The viability of the development will be a consideration in such negotiations. Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles: -</p> <p>I. the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two;</p> <p>II. the sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment and, where appropriate, by other local needs surveys and information;</p> <p>III. the accommodation provided will be genuinely available to those households who have been identified as being in housing need;</p> <p>IV. the affordable housing will be well integrated into the overall scheme along with the market housing with consistent qualities of materials, design and open spaces;</p> <p>V. the affordable housing will normally be provided through the involvement of a Registered Provider (of social housing) who is either a Preferred Partner of the Council or who has otherwise been approved in writing by the Council;</p> <p>VI. the affordable housing will be built within an agreed timescale; and</p> <p>VII. the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need.</p> <p>The Council will, in exceptional circumstances, accept contributions of equivalent value in lieu of on-site delivery. This should include financial contributions, land or off-site provision of affordable homes. In such cases, the developer will be required to demonstrate why on-site delivery is not practical.</p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>H3 Affordable Housing on Rural Exception Sites</p> <p>The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:</p> <ul style="list-style-type: none"> a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way; b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and c) the following principles are established: <ul style="list-style-type: none"> I. all of the affordable housing to be provided will only be available (both initially and for subsequent occupancies) to those with a demonstrable housing need and, first and foremost, to those with a need to be housed in the locality; II. the type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment. <p>Outline planning applications will not be encouraged for such proposals. Detailed permission will be valid for two years from the date of the decision and will expire if development has not commenced within this period.</p> <p>In locations outside of the Green Belt, the Council will consider the cross-subsidisation of the affordable homes with some market homes provided that:</p> <ul style="list-style-type: none"> a) the number of market homes is the minimum necessary to deliver the affordable housing and, in all cases, is no more than 40% of the total number of homes; b) the size and type of the market homes meet a local need as evidenced in a parish or village housing needs assessment; and c) a development appraisal is provided to the Council as supporting evidence. 	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>
	<p>H4 Securing a Mix of Housing</p> <p>1. The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the District, in accordance with the latest Strategic Housing Market Assessment.</p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>In assessing the housing mix in residential schemes the Council may take into account the following circumstances where it may not be appropriate to provide the full range of housing types and sizes in accordance with the latest Strategic Housing Market Assessment:</p> <p>Assessment:</p> <ul style="list-style-type: none"> a) physical constraints, such as those associated with small sites of less than 5 houses and conversion schemes, where opportunities for a range of different house types are limited (unless criterion e) applies; b) locational issues, such as highly accessible sites within or close to the town centre where larger homes and low/ medium densities may not be appropriate; c) sites with severe development constraints where housing mix may impact on viability; d) sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset; and e) developments in rural areas, where there is an up-to-date village or parish housing needs assessment which is a more appropriate indication of housing need. <p>2. In the strategic sites, listed in Policy DS15, developers will be required to provide at least 10% of homes as age friendly and/or adaptable homes, the details of which should be included in the submitted proposals.</p>	<p>Action: Screened Out</p>
	<p>H5 Specialist Housing for Older People</p> <p>Planning permission for specialist housing for older people will be granted where:</p> <ul style="list-style-type: none"> a) the site is in close proximity to shops, amenities and public transport; and b) it can be demonstrated that satisfactory Primary Health Care services to serve the residents of the development will be available within reasonable proximity; and c) the development makes a positive contribution towards meeting the identified need for specialist housing for older people as identified in the latest Strategic Housing Market Assessment and as agreed by Warwickshire County Council (as the provider of Adult Social Care). 	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>H6 Houses in Multiple Occupation and Student Accommodation</p> <p>Planning permission will only be granted for Houses in Multiple Occupation, including student accommodation, where:</p> <p>a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100 metre radius of the application site does not exceed 10% of total dwelling units;</p> <p>b) the application site is within 400 metres walking distance of a bus stop;</p> <p>c) the proposal does not result in a non-HMO dwelling being sandwiched between 2 HMO's;</p> <p>d) the proposal does not lead to a continuous frontage of 3 or more HMOs; and</p> <p>e) adequate provision is made for the storage of refuse containers whereby -</p> <ul style="list-style-type: none"> • the containers are not visible from an area accessible by the general public, and • the containers can be moved to the collection point along an external route only <p>Exceptions to a) may be made where the application site is located:</p> <ol style="list-style-type: none"> i. on the campus of the University of Warwick or Warwickshire College or; ii. on a main thorough fare in a mixed use area where the proposal would not lead to an increase in activity along nearby residential streets (for example, by way of pedestrian movements between the application site and the town centre or car parking) <p>Exceptions to e) may be made if alternative arrangements for the storage and movement of containers are agreed in writing by the Council's Contract Services section.</p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>
	<p>H7 Meeting the Accommodation Needs of Gypsies and Travellers</p> <p>The Council will produce a Development Plan Document (DPD) which will allocate sufficient land on sustainable sites to meet the permanent accommodation needs of its Gypsy and Traveller community satisfying an identified need for 31 pitches over a period of 15 years (25 of which should be within the first 5 years). Monitoring of such sites will inform future requirements.</p> <p>The Council will support Warwickshire County Council in its proposal to provide emergency stopping places in the County, to assist in meeting the transit needs of the whole of Warwickshire, but will ensure meeting its own transit need of 6 – 8 pitches by providing a transit site. Monitoring may show that there are insufficient pitches available to meet need during the plan period. This will be addressed at that time. Planning applications will be assessed against the criteria in Policy H8.</p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>The DPD will be screened to determine if an appropriate assessment is required</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>H8 New Gypsy and Traveller Sites</p> <p>Applications for new Gypsy and Traveller sites will be approved provided that:</p> <ul style="list-style-type: none"> a) the site is within reasonable distance of schools, GP surgeries, dentists, hospitals, emergency services, shops and community facilities; b) the site would not result in permanent and transitory pitches being co-located; c) the site has good access to the major road network; d) The site is of a suitable size to accommodate between 5 and 15 pitches for permanent sites or up to 8 pitches for temporary site; e) It can be demonstrated that infrastructure requirements can be adequately met; and f) High quality design, layout, landscaping and screening is proposed incorporating Secured by Design standards. g) There is a presumption against locating sites within the flood plan because of their vulnerability within a flood event. h) The site will not impact on important designated sites for nature conservation. i) Riparian Corridors are protected. j) There is a presumption against development of new gypsy and traveller sites that cannot demonstrate adequate provision for the management and discharge of foul/ waste water 	<p>This is to cover non-allocated development and incorporates environment criteria including water resource protection. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>H9 Compulsory Purchase of Land for Gypsy and Traveller Sites</p> <p>The Council will consider using Compulsory Purchase powers to acquire sites for Gypsies and Travellers if an insufficient number of sites come forward with the support of the landowners.</p> <p>This will only be considered as a last resort if all efforts have failed to deliver the planned requirement</p>	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>
	<p>H10 Bringing forward Allocated Sites in the Growth Villages</p> <p>Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where the proposals are in accordance with the following criteria:</p> <ul style="list-style-type: none"> a) the design, layout and scale of development is established through a consultative approach to design and development, involving District and Parish Councils, local 	<p>This is a statement towards a policy objective so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>residents, other stakeholders and where appropriate Neighbourhood Plan Teams.</p> <p>b) the housing mix of schemes reflects any up to date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in the absence of a local Housing Needs Assessment, the scheme reflects the needs of the District as set out in the latest Strategic Housing Market Assessment</p>	
	<p>H11 Limited Village Infill Housing Development in the Green Belt</p> <p>Limited village infill housing development in the Green Belt will be permitted where the site is located within a Limited Infill Village (as shown on the Policies Map) and the following criteria are satisfied:</p> <p>a) the development is for no more than 2 dwellings;</p> <p>b) the development comprises the infilling of a small gap fronting the public highway between an otherwise largely uninterrupted built up frontage, which is visible as part of the street scene; and</p> <p>c) the site does not form an important part of the integrity of the village, the loss of which would have a harmful impact upon the local character and distinctiveness of the area.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>H12 Housing for Rural Workers</p> <p>Permanent housing for rural workers in the open countryside will be permitted where applicants can demonstrate that there is an essential need to live permanently at or near their place of work. In assessing this need, the Council will take into account whether:</p> <p>a) there is a clear functional need for the person to be readily available on the site at most times;</p> <p>b) the worker is fully or primarily employed on the site to which the proposal relates;</p> <p>c) the business is financially sound and has a clear prospect of remaining so;</p> <p>d) the dwelling sought is of an appropriate size commensurate with the established functional requirement; and</p> <p>e) the need cannot be met by an existing dwelling on the unit, or by other existing accommodation in the area.</p> <p>Where there is insufficient evidence of the financial soundness of a business, for example in the case of a new rural enterprise, temporary permission may be granted for a period of 3 years provided that criteria a), b), d) and e) in this policy are met.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>H13 Replacement Dwellings in the Open Countryside</p> <p>Proposals to replace existing dwellings in the open countryside will not be permitted unless the existing dwelling is:</p> <ul style="list-style-type: none"> a) structurally unsafe and beyond reasonable repair; or b) of poor architectural design and does not add to the rural character of the area. <p>Any replacement dwelling must not be materially larger than the existing dwelling and have no greater impact on the character and openness of the rural area. The Council will consider whether it is necessary to remove permitted development rights by condition when determining these applications.</p>	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>H14 Extensions to Dwellings in the Open Countryside and Limited Infill Villages</p> <p>Extensions to dwellings in the open countryside will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings) which:-</p> <ul style="list-style-type: none"> a) do not respect the character of the original dwelling by retaining its visual dominance; b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or c) substantially alter the scale, design and character of the original dwelling. 	<p>This is to cover non-allocated development. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
Overarching Policy		
	<p>Overarching Policy SC0: Sustainable Communities</p> <p>New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should:</p> <ul style="list-style-type: none"> a) deliver high quality layout and design to integrate with existing communities; b) be brought forward in a comprehensive way and where development sites are adjacent, layout, design and infrastructure provision should be carefully coordinated; c) ensure good quality infrastructure and services are provided and where this cannot 	<p>This is a statement towards a policy objective and incorporates environment criteria so it has no likely significant direct or indirect impact on Ensor's Pool or any SAC or SPA downstream of the River Avon. Sites are screened elsewhere in the plan</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>be provided on site, provision should be made through contributions to off-site provision;</p> <p>d) ensure access and circulation are inclusive and provide for a choice of transport modes including public transport, cycling and walking;</p> <p>e) take account of community safety including design and infrastructure measures to prevent crime and road accidents;</p> <p>f) provide good access to community facilities including meeting places, local shops, transport services, health facilities, emergency services and open space;</p> <p>g) minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate;</p> <p>h) ensure proposals are adaptable to climate change;</p> <p>i) have a focus on healthy lifestyles, including measures to encourage walking and cycling, to provide access to open space, play areas, playing fields and sports facilities and to encourage healthy diets;</p> <p>j) protect, and where possible enhance, the natural environment including important landscapes, natural features and areas of biodiversity;</p> <p>k) protect, and where possible enhance, the historic environment and particularly designated heritage assets such as Listed Buildings, Registered Parks and Gardens and Conservation Areas, and;</p> <p>l) manage flood risk to ensure that proposals do not unduly increase the risk of flooding</p>	
Built Environment		
	<p>BE1 Layout and design</p> <p>New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:</p> <p>a) harmonise with, or enhance, the existing settlement in terms of physical form,</p>	<p>This is a statement towards a policy objective and incorporates environment criteria including water resource protection. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>patterns of movement and land use;</p> <p>b) relate well to local topography and landscape features; (see policy NE4);</p> <p>c) reinforce or enhance the established urban character of streets, squares and other spaces;</p> <p>d) reflect, respect and reinforce local architectural and historical distinctiveness;</p> <p>e) enhance and incorporate important existing features into the development;</p> <p>f) respect surrounding buildings in terms of scale, height, form and massing;</p> <p>g) adopt appropriate materials and details;</p> <p>h) integrate with existing paths, streets, circulation networks and patterns of activity;</p> <p>i) incorporate building and street design and layout to reduce crime and fear of crime; (see policy HS7);</p> <p>j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport; (see policy TR1);</p> <p>k) provide adequate public and private open space for the development in terms of both quantity and quality; (see policy HS4);</p> <p>l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;</p> <p>m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment;</p> <p>n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;</p> <p>o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender, and;</p> <p>p) ensures that layout and design addresses the need for development to be resilient</p>	<p>impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>to climate change; (see policy CC1).</p> <p>q) Ensure that there is an appropriate easement between all water bodies/ watercourses to allow access and maintenance.</p> <p>Development proposals which have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.</p>	
	<p>BE2 Developing Significant Housing Sites</p> <p>Development sites of over 200 dwellings, or sites which (in combination with other sites) form part of a wider development area which exceeds 200 dwellings or other developments which have a significant impact on the character and appearance of an area, will be expected to comply with a development brief. Where a development brief is absent for a strategic site, planning applications should comply with Policy BE1 and should be accompanied by a Layout and Design Statement providing detailed information to address the information in relation to the matters set out in a) to k) below.</p> <p>Development briefs will set out requirements for:</p> <ul style="list-style-type: none"> a) infrastructure (ensuring alignment with the Infrastructure Delivery Plan); b) layout proposals, including where appropriate linkages and alignment with adjoining sites; c) densities (which should not be lower than 30 dwellings per hectare (net) on average); d) design principles, taking account of the Garden Towns, Villages and Suburbs Prospectus (or any subsequent design guidance adopted by the Council) and Buildings for Life 12; e) design for healthy lifestyles including provision for cycling, walking, playing pitches, parks and open spaces and other green infrastructure; f) landscaping; g) site access and circulation; h) managing and mitigating traffic generation (see policy TR2); 	<p>This is a statement towards a policy objective and incorporates environment criteria. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>i) the requirements set out in Policy BE1; and</p> <p>j) community facilities, in accordance with policies HS1, HS6 and the Infrastructure Delivery Plan, including how they will be viably managed and maintained in the long term</p> <p>k) protection and enhancement of the historic environment .</p> <p>Development Briefs will be approved by the Local Planning Authority</p>	
	<p>BE3 Amenity</p> <p>Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users and occupiers of the development.</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>BE4 Converting Rural Buildings</p> <p>Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:</p> <p>a) the building is of permanent and substantial construction;</p> <p>b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation;</p> <p>c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building;</p> <p>d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and;</p> <p>e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>BE5 Broadband Infrastructure</p> <p>Residential developments of over 5 dwellings or employment development of over 500sq. m are required to provide on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology. Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.</p>	<p>This is a statement towards a policy objective and has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>BE6 Electronic Communications and Infrastructure</p> <p>The Council will support the development of electronic communications networks including telecommunications and high speed broadband. In considering proposals, the Council will have regard to:</p> <ul style="list-style-type: none"> a) the needs of telecommunications operators, b) any technical constraints on location of telecommunications apparatus, c) the potential for sharing sites, d) the impact of development on amenity, its surroundings, the sensitivity of the environment and the design and external appearance of telecommunications apparatus. <p>Where a new installation is proposed it should be demonstrated that the potential to erect apparatus on or alongside existing buildings, masts or other structures has been fully explored. Such evidence should accompany any application.</p> <p>Development in or adjacent to sensitive locations or environmental assets should not significantly harm the location or asset. Where the level of harm in these locations may be considered acceptable, the proposal will be permitted only if there is no other technically suitable location that both meets operational requirements and causes less environmental harm and any facility is at a distance of at least twice its height from the nearest residential properties.</p> <p>If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building and the surrounding area.</p>	<p>This is a statement towards a policy objective and incorporates environment criteria. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
Transport		
	<p>TR1 Access and Choice</p> <p>Development will only be permitted which provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, delivery vehicles and other users of motor vehicles, as appropriate. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) are not detrimental to highway safety; b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists and public transport and the emergency services; 	<p>This is a statement towards a policy objective and incorporates environment criteria. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>c) create safe and secure layouts for motorised vehicles, cyclists , pedestrians and public transport and integrate the access routes into the overall development;</p> <p>d) incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling, and;</p> <p>e) have taken account of the needs of people with disabilities by all modes of transport;</p> <p>f) have considered and addressed impacts on historic environment and specifically impacts on heritage assets and their setting</p>	
	<p>TR2 Traffic Generation</p> <p>All large scale developments (both residential and non-residential) which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to avoid the adverse impacts of traffic. Any development that results in significant negative impacts on health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.</p> <p>Development will not be approved that results in a significant increase in traffic and results in associated measures to facilitate this increase in traffic which harms the significance of the heritage assets, unless appropriate mitigation can be achieved, or be justified in accordance with national planning policy. Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.</p> <p>A Transport Statement will be required for development that has relatively small transport implications in line with the Guidance on Transport Assessments.</p> <p>All measures required in the Policy should take full account of the cumulative impact of all development proposed in this Plan (and any other known developments) on traffic generation and air quality.</p>	<p>This is a statement towards a policy objective and incorporates environment criteria. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>TR3 Transport Improvements</p> <p>Contributions towards transport improvements will be sought from all development that will lead to an increase in traffic on the road network. Contributions should include provision for public transport, footpaths, cycleways, towpaths and sustainable drainage systems, both internal and external to development areas.</p>	<p>This is a statement towards a policy objective, including water resource protection. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TR4 Parking</p> <p>Development will only be permitted that makes provision for parking which:-</p> <ul style="list-style-type: none"> a) does not encourage unnecessary car use; b) has regard to the location and accessibility of the site by means other than the private car; c) does not result in on-street car parking detrimental to highway safety; d) takes account of the parking needs of disabled car users, motorcyclists and cyclists; and e) takes account of the requirements of commercial vehicles. <p>Development will be expected to comply with the parking standards set out in the most recent Parking Supplementary Planning Document.</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>TR5 Safeguarding for Transport Infrastructure</p> <p>Development within the areas safeguarded for the following transport infrastructure, as shown on the Policy Map, will not be permitted where it could inhibit the effective delivery of the infrastructure:</p> <ul style="list-style-type: none"> a) High Speed Rail 2 b) Kenilworth Station c) Areas of search for park and ride 	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>TR6 Safe Operation of Aerodromes</p> <p>Development within the safeguarded areas, as defined on the Policies Map, will not be permitted which inhibits the safe operation of an officially safeguarded civil aerodrome</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
<p>Healthy, Safe and Inclusive Communities</p>		
	<p>HS1 Healthy, Safe and Inclusive Communities</p> <p>The potential for creating healthy, safe and inclusive communities will be a guiding principle when considering all development proposals. Support will be given to proposals which:</p> <ul style="list-style-type: none"> a) are accessible for older people and those with disabilities; b) maximise opportunities to reduce fuel poverty; c) design and layout development to minimise the potential for crime and anti-social behaviour and improve community safety; d) contribute to the development of a high quality, safe and convenient walking and cycling network; e) contribute to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle; f) seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets; g) improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure; h) deliver, or contribute to, new and improved health services and facilities in locations where they can be accessed by sustainable transport modes; i) provide good access to local shops, employment opportunities, services, schools and community facilities, and; j) do not involve the loss of essential community buildings and social infrastructure. k) Protect natural resources (as set out in Policy NE5) and which ensure the impacts on the quality of natural resources does not give rise to undue impacts on human health 	<p>This is a statement towards a policy objective and contains environmental criteria. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>HS2 Protecting Open Space, Sport and Recreation Facilities</p> <p>Development on, or change of use of open spaces and sport and recreation facilities will not be permitted unless:</p> <p>a) an alternative can be provided which is at least equivalent or better provision in terms of size, quality, accessibility, usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision</p> <p>b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.</p> <p>Development on open spaces for sport and recreation purposes will be permitted subject to the proposal being of sufficient benefit to clearly outweigh the loss.</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>HS3 Local Green Space</p> <p>The Council supports the principle of designating land as Local Green Space. Local communities, through Neighbourhood Plans, may designate Local Green Spaces which are demonstrably special to their local community and of particular local significance in accordance with national planning policy.</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>HS4 Improvements to Open Space, Sport and Recreation Facilities</p> <p>Contributions from developments will be sought to provide, improve and maintain appropriate open space, sport and recreational facilities to meet local and District wide needs. The exact level and form of contributions required will have regard to the location, nature and size of development. Where appropriate, applicants will be required to ensure that provision is made for:</p> <p>a) well designed open space in accordance with the requirements of the Open Space Supplementary Planning Document (or any subsequent document);</p> <p>b) appropriate children's play facilities which are visible from nearby houses but not so close they would cause disturbance, and;</p> <p>c) outdoor and/or indoor sport accessible within a 20 minute travel time by walking, cycling and/or public transport.</p> <p>Applicants will be expected to include a proportion of the site to meet its requirements for open space, sport and recreation requirements, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site provided that this is within its catchment area. Wherever possible, good connectivity to the existing public rights of way network will be required.</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>HS5 Directing Open Space, Sport and Recreation Facilities</p> <p>The Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities. Development proposals will be expected to demonstrate that they:</p> <p>a) address any shortfall in provision identified in the Built and Indoor Sports Facilities Strategy, Playing Pitch Strategy, Green Infrastructure Study and/or Green Space Strategy, and;</p> <p>b) for sport and recreation facilities, accord with the town centres first principle outlined in national planning policy and elsewhere in this Plan, unless:</p> <p>I. the proposal is accessible to the community it proposes to serve by means other than the private car; or</p> <p>II. there is a need to enhance an existing facility or provide a new facility that has specific locational requirements, outside of the urban area.</p> <p>Subject to the above criteria, the Council will support proposals for shared sports facilities with other community uses, including at educational centres, where the sports facility also serves the local area and there are clear benefits of combining with other community uses.</p> <p>The Council considers the Green Belt an appropriate location for the provision of outdoor sport and outdoor recreation as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>HS6 Creating Healthy Communities</p> <p>Development Proposals will be permitted provided that they address the following key requirements associated with delivering health benefits to the community:</p> <p>a) good access to healthcare facilities;</p> <p>b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks;</p> <p>c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact, health or disability;</p> <p>d) high quality housing outcomes to meet the needs of all age groups in society (including the right mix by size and tenure);</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>e) Access to high quality and safe green or open spaces, and;</p> <p>f) Access to opportunities to partake in indoor and outdoor sport and recreation.</p> <p>Guidance on meeting this policy will be expanded upon through the preparation of a Health Impact Supplementary Planning Document.</p>	
	<p>HS7 Crime Prevention</p> <p>Crime Prevention developments will be encouraged to minimise the potential for crime and anti-social behaviour and improve community safety. Development proposals will be expected to demonstrate that they:</p> <p>a) have adopted Secured by Design standards and principles such as by:</p> <ul style="list-style-type: none"> • orientating and designing buildings to enable natural surveillance of public spaces and parking areas; • defining private, public and communal spaces; • creating a sense of ownership of the local environment; and • making provision for appropriate measures such as lighting, landscaping and fencing, as an integral part of the development. <p>b) have provided new or expanded emergency services infrastructure where this is required;</p> <p>c) create a sense of ownership of the local environment; and</p> <p>d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development.</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>HS8 Protecting Community Facilities</p> <p>Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that:</p> <p>a) There are similar facilities accessible to the local community by means other than the car, and either;</p> <p>b) The facility is redundant and no other user is willing to acquire and manage it, or;</p> <p>c) There is an assessment demonstrating a lack of need for the facility within the local community.</p>	<p>This is a statement towards a policy objective. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>CC1 Planning for Climate Change Adaptation</p> <p>All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate:</p> <p>a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;</p> <p>b) optimising the use of multi-functional green infrastructure (including water features, green roofs, and tree planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1;</p> <p>c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3;</p> <p>d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SUDS in accordance with Policy FW2;</p> <p>e) to state minimising vulnerability to other climate change risks specific to the location (such as subsidence and storm damage)</p> <p>Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated.</p>	<p>This is a statement towards a policy objective and incorporates environment criteria including water resource protection. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>CC2 Planning for Renewable Energy and Low Carbon Generation</p> <p>Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:</p> <p>a) the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity;</p> <p>b) the proposal has been designed to minimise the impact (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact;</p> <p>c) the design will ensure that heritage assets including local areas of historical and architectural distinctiveness are conserved in a manner appropriate for their</p>	<p>This is a statement towards a policy objective and incorporates environmental criteria, including water resource protection. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>significance;</p> <p>d) where appropriate, the scheme can link in with proposals being brought forward through the Council’s Low Carbon Action Plan and any other future Climate Change strategies;</p> <p>e) the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging District Heating Systems);</p> <p>f) for biomass, it should be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised, and;</p> <p>g) for proposals for hydropower the application should normally be accompanied by a flood risk assessment.</p>	
	<p>CC3 Buildings Standards Requirements</p> <p>Residential buildings</p> <p>All new dwellings are required to be designed and constructed in accordance with relevant national sustainability standards for new homes and from 2016 (or the date of its introduction) national zero carbon homes policy.</p> <p>Non-residential buildings</p> <p>All non-residential development over 1,000sqm is required to achieve as a minimum BREEAM Standard ‘very good’ (or any future national equivalent) unless it can be demonstrated that it is financially unviable or a suitable alternative sustainability strategy is proposed and agreed with the Council.</p> <p>In meeting the carbon reduction targets set out in the Building Regulations and in the above and BREEAM standards, the Council will expect development to be designed in accordance with the following energy hierarchy:</p> <ol style="list-style-type: none"> 1) Reduce demand through energy efficiency measures (such as insulation, air tightness, efficient lighting and appliances, optimum use of solar gain and daylighting etc) 2) Supply energy through efficient means (i.e. by installing combined heat and power and / or connecting to a district heating system) 3) Utilise renewable and low carbon energy generation technologies <p>The Council will expect applicants to consider the potential to incorporate large scale</p>	<p>This is a statement towards a policy objective and incorporates environment criteria. Decisions will be made in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 so it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>decentralised district heating networks on the Strategic Sites identified in this Plan.</p> <p>Applicants will be required to submit a Sustainable Buildings Statement to demonstrate how the requirements of Climate Change policies in this Plan and any other relevant local climate change strategies have been met.</p>	
	<p>FW1 Development in Areas at Risk of Flooding</p> <p>Developers are advised to review the Environment Agency’s ‘flood map for planning’ at the earliest possible opportunity to consider what development would be appropriate for a potential development site to ensure that proposals are in line with the following policy requirements:</p> <p>a) there will be a presumption against development in flood zone 3, and no built development will be allowed in the functional floodplain. Development must be steered to areas with the lowest probability of flooding;</p> <p>b) land that is required for current and future flood management will be safeguarded from development. Where development lies adjacent to or benefits from an existing or future flood defence scheme it will be expected to contribute towards the cost of delivery and/or maintenance of that scheme;</p> <p>c) new development that lies within the floodplain will be required to implement a flood alleviation scheme to reduce the risk of flooding to the proposed development site and deliver significant flood risk reduction benefits to the wider community;</p> <p>d) all new development proposals will contribute to meeting ‘good status’ as defined by the Water Framework Directive (WFD). This will include delivery of geomorphological, chemical and biodiversity enhancements and include a minimum 8 metre buffer strip from the top of bank of all watercourses;</p> <p>e) new development must be resilient to surface water, fluvial and pluvial flooding.</p> <p>Where new development lies in an area of flood risk it must be designed to be flood resilient with safe dry access for vehicles and pedestrians. Finished floor levels should be 600mm above the predicted flood level and include a freeboard_ for climate change to ensure new development is safe.</p> <ul style="list-style-type: none"> • Where development lies adjacent to a watercourse the supporting planning 	<p>This is a statement towards a policy objective, incorporates environment criteria, including water resource protection and has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>application will include a WFD assessment to demonstrate how the waterbody will not deteriorate in status and will be enhanced, and</p> <ul style="list-style-type: none"> • there will be no impact upon priority habitat or designated sites of nature conservation • modified watercourses will be restored in line with the recommendations of the Severn River Basin Management Plan • culverting open watercourses will not be allowed. 	
	<p>FW2 Sustainable Urban Drainage</p> <p>All new major developments must incorporate SuDS that provide biodiversity, water quality and amenity benefits and be in accordance with the Warwickshire Surface Water Management Plan. There will be a presumption against underground storage of water, and it should support the delivery of green infrastructure.</p> <p>All new development sites will discharge at the QBAR_ Greenfield run off rate including an allowance for climate change, for sites with a life expectancy of less than 60 years a 20% allowance must be applied, for sites with a greater than 60 year life expectancy the allowance must be 30%.</p> <p>SuDS schemes must be located outside the floodplain; ideally this should be within the development site or close to the site as part of a master planned drainage scheme. Priority should be given to SuDS that incorporate green infrastructure including green roofs, walls and rain gardens.</p> <p>For development sites that are suspected to be contaminated the SuDS scheme will be designed to prevent the mobilisation of contaminants to waterbodies. The Environment Agency must be consulted in relation to sites suspected to be contaminated and will provide advice and guidance to the council and developers on how best to implement SuDS on a site specific basis.</p>	<p>This is a statement towards a policy objective, incorporates environment criteria, including water resource protection and has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>FW3 Water Efficiency</p> <p>The Council will require new residential development of one dwelling or more to meet a water efficiency standard of 110 litres/person/day. This includes 5 litres/person/day for external water usage.</p> <p>For non-dwellings, applicants must demonstrate that they have incorporated appropriate water efficiency measures into the building.</p> <p>All new development must incorporate water efficiency measures.</p>	<p>This is a statement towards a policy objective, incorporates environment criteria and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>FW4 Water Supply</p> <p>Developers must ensure that there is adequate water supply and waste water infrastructure to serve the existing and proposed developments by:</p> <p>a) minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resources Management Plan and Strategic Business Plan as well as the finding of the Water Cycle Study;</p> <p>b) In accordance with the Water Framework Directive's Objectives, development must not affect the waterbodies' ability to reach good status or potential as set out in the River Severn Basin Management Plan (RBMP);</p>	<p>This is a statement towards a policy objective, incorporates environment criteria and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
<p>Historic Environment</p>		
	<p>HE1 Listed Buildings</p> <p>Development will not be permitted if it would result in substantial harm to the historic structure, character, principal components and setting of Listed Buildings included in the English Heritage Register. Development that would cause less than substantial harm to the character, principal components and setting of Listed Buildings in the English Heritage Register should be weighed against the public benefits of the proposal, including securing optimum value use. Development will be strongly resisted if it would cause substantial harm to the historic structure, character, principal components and setting of locally important buildings included in the Warwick District Local List. Development that would cause less than substantial harm to the character, principal components and setting of locally important buildings should be weighed against the public benefits of the proposal, including securing optimum viable use.</p> <p>Development will not be permitted where it will adversely affect the setting of a Listed Building.</p> <p>Changes of use of Listed Buildings from their original use will only be permitted where:</p> <p>a) the original use has been demonstrated to be no longer appropriate or viable, and;</p> <p>b) the proposed use is sympathetic to the special architectural or historic interest and setting of the Listed Building and enhances the significance of the heritage assets.</p> <p>Restoration of, and alteration to, Listed Buildings will only be permitted using traditional, natural materials and appropriate colours and finishes.</p>	<p>This is a statement towards a policy objective and in combination with Policy CS0, NE2 and FW1, FW2, FW3, FW4 has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>HE2 Conservation Areas</p> <p>Development within or which would affect the setting and significance of a Conservation Area will be expected to preserve or, where appropriate, enhance those elements, including views both in and out, which contribute to their special character or appearance.</p> <p>Applications for changes of use which cannot be achieved without unsympathetic alterations will not be permitted.</p> <p>Alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted.</p> <p>There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area.</p> <p>Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve and enhance the Conservation Area.</p> <p>New development within Conservation Areas should make a positive contribution to the local character and distinctiveness of the Conservation Area.</p> <p>Measures will be taken to restore or bring back into use areas that presently make a negative contribution to Conservation Areas.</p>	<p>This is a statement towards a policy objective and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>HE3 Control of Advertisements in Conservation Areas</p> <p>Erection of advertisement hoardings will not be permitted within Conservation Areas.</p> <p>Consent will not be granted for advertisements on Listed Buildings and within Conservation Areas that would have a detrimental impact and do not follow the Council's guidance.</p> <p>New and replacement advertisements on Listed Buildings and within Conservation Areas shall make a positive contribution to the local character of an area and shall be in accordance with local design guide documents.</p>	<p>This is a statement towards a policy objective and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>HE4 Historic Parks and Gardens</p> <p>'Development will be expected to conserve the design, character, appearance, structure, principal components and setting of the Districts historic parks and gardens on the national and local registers. Development will not be permitted if it would result in substantial harm to the historic structure, character, principal components and setting of Parks and Gardens of Special Historic Interest included in the English Heritage Register, as defined on the Policies Map. Development that would cause less</p>	<p>This is a statement towards a policy objective and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>than substantial harm to the character, principal components and settings of Parks and Gardens of Special Historic Interest included in the English Heritage register as defined on the Policies Map, should be weighed against the public benefits of the proposal, including securing optimum viable use.</p> <p>Development will be strongly resisted if it would cause substantial harm to the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local List. Development that would cause less than substantial harm to the character, principal components and settings of locally important Historic Parks or Gardens included in the Warwick District Local List should be weighed against the public benefits of the proposal , including securing optimum viable use</p>	
	<p>HE5 Locally Listed Historic Assets</p> <p>Development that will lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss of the significance of the asset.</p> <p>Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials</p>	<p>This is a statement towards a policy objective and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>HE6 Archaeology</p> <p>Development will not be permitted which results in substantial harm to Scheduled Ancient Monuments (as shown on the Policies Map) or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances</p> <p>There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.</p> <p>The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.</p> <p>Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.</p>	<p>This is a statement towards a policy objective and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
Natural Environment		
	<p>NE1 Green Infrastructure</p> <p>The Council will protect, enhance and restore the District's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy.</p> <p>The natural environment will be planned for at a variety of spatial scales:</p> <ul style="list-style-type: none"> a) sub regional level, crossing administrative boundaries; b) district-wide scale; c) town-wide scale, and at; d) local and neighbourhood scales. <p>The Council recognises the Warwickshire, Coventry and Solihull Sub Regional Green Infrastructure Strategy and will support the periodic updating of this important strategic document. The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership to plan for green infrastructure at a landscape scale: protecting and enhancing existing habitats and restoring fragmented areas ensuring access natural green space and improvements to landscape character.</p>	<p>This is a statement towards a policy objective to safe guard the natural environment and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>NE2 Protecting Designated Biodiversity and Geodiversity Assets</p> <p>The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.</p> <p>Sites of National Importance</p> <p>Sites of Special Scientific Interest (SSSI) are of national importance, therefore development will not be permitted which will destroy or adversely affect these unless, in exceptional circumstances, it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.</p> <p>Where development is permitted that has an adverse impact on a SSSI, whether direct or indirect, measures to enhance the condition of the site will be required.</p> <p>Sites of Local Importance</p> <p>Development will not be permitted that will destroy or adversely affect the following locally important sites and assets unless, it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest of the</p>	<p>This is a statement towards a policy objective to safe guard the natural environment and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>site and its contribution to wider biodiversity objectives and connectivity.</p> <ul style="list-style-type: none"> a) Ancient Woodland, aged and veteran trees; b) Local Nature Reserves; c) Local Wildlife Sites and potential Local Wildlife Sites; d) Local Geological Sites; e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance. <p>All proposals likely to impact on the above assets will be subject to an Ecological Assessment. The Ecological Assessment should include consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development.</p> <p>Development affecting these sites will only be permitted where:</p> <ul style="list-style-type: none"> i) The proposal is justified against the criteria, and ii) where it can be demonstrated that the proposed mitigation or compensatory measures are equivalent to the value assigned to the site/asset in the ecological assessment 	
	<p>NE3 Biodiversity</p> <p>New development will be permitted provided that it protects, enhances and/or restores habitat biodiversity. Development proposals will be expected to ensure that they:</p> <ul style="list-style-type: none"> a) lead to no net loss of biodiversity and where possible a net gain, where appropriate, by means of an approved ecological assessment of existing site features and development impacts; b) protect or enhance biodiversity assets and secure their long term management and maintenance, and; c) avoid negative impacts on existing biodiversity. <p>Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.</p>	<p>This is a statement towards a policy objective to safe guard the natural environment and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>NE4 Landscape</p> <p>New development will be permitted which positively contributes to landscape character.</p> <p>Development proposals will be required to demonstrate that they:</p> <ul style="list-style-type: none"> a) integrate landscape planning into the design of development at an early stage; b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity; c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance; d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts; e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance; f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area; g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and/or expanding these features through means such as buffering and reconnecting fragmented areas; h) maintain the existence of viable agricultural units, and; i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements. 	<p>This is a statement towards a policy objective to safe guard the natural environment and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>NE5 Protection of Natural Resources</p> <p>Development proposals will be permitted provided that they ensure that the District's natural resources remain safe, protected, and prudently used. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) do not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors; 	<p>This is a statement towards a policy objective to safe guard the natural environment, water resources and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>b) ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors;</p> <p>c) do not result in a reduction in the quality or quantity of groundwater resources, this includes the protection of principal aquifers and the source protection zones associated with public supply boreholes within the northern part of the district, there will be a presumption against development within a groundwater SPZ1 which would physically disturb an aquifer;</p> <p>d) avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes;</p> <p>e) do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place.</p> <p>f) where appropriate, identify how the proposals will contribute to the EU Water Framework Directive and the Severn River Basin Management Plan, which requires the restoration and enhancements of water bodies to prevent deterioration and promote recovery of water bodies.</p>	
	<p>NE6: High Speed Rail 2 (HS2)</p> <p>If the High Speed Rail (London-West Midlands) Bill is enacted, the Council, when considering requests for approval in respect of HS2 works under the special planning provisions established by the Act, will seek appropriate mitigation of any significant environmental effects of HS2 on the natural environment, businesses and residents of the District subject to the requirements of the Act.</p>	<p>This is a statement towards a policy objective to safe guard the natural environment and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon. HS2 has undergone an appropriate assessment.</p> <p>Action: Screened Out</p>
	<p>NE7: Use of Waterways</p> <p>The waterways can be used as tools in place making and place shaping, and contribute to the creation of sustainable communities. Therefore, any development should not:</p> <p>a) adversely affect the integrity of the waterway structure;</p> <p>b) adversely affect the quality of the water;</p> <p>c) result in pollution due to unauthorised discharges and run off or encroachment;</p> <p>d) adversely affect the landscape, heritage, ecological quality and character of the waterways;</p> <p>e) adversely affect the waterways potential for being fully unlocked or discourage the use of the waterway network.</p>	<p>This is a statement towards a policy objective, incorporates environment criteria, including water resource protection and has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
Neighbourhood Planning		
	<p>NP1 Neighbourhood Plans</p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p>	<p>This is a statement towards a policy objective and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>
	<p>NP2 Community-led Planning</p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <ul style="list-style-type: none"> a) Parish Plans; b) Village and Parish Design Statements, and; c) Neighbourhood Plans. 	<p>This is a statement towards a policy objective. Neighbourhood plans that accord with the New Local Plan will have no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p> <p>Those NPs that do not accord may require an independent appropriate assessment.</p>
Waste		
	<p>W1 Waste Core Strategy</p> <p>Development should be in accordance with the Waste Core Strategy unless material considerations indicate otherwise.</p> <p>The Council will require a Waste Management Plan to accompany any proposal for developments of one residential unit or more or one commercial unit or more; This should include provision of space for storage of recycling facilities for each new unit whether it is residential or commercial in nature.</p>	<p>This is a statement towards a policy objective and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>The Waste Plan as undergone an appropriate assessment.</p> <p>Action: Screened Out</p>
	<p>W2 New Waste Disposal Facilities</p> <p>If required, as part of a review of the Waste Core Strategy the Council will work with Warwickshire County Council to identify a suitable site for either</p> <ul style="list-style-type: none"> a) Extended facilities on an existing site, or b) A new facility on previously developed/industrial site within or close to the edge of the towns of Royal Leamington Spa, Warwick and Kenilworth 	<p>This is a statement towards a policy objective in a strategy that has undergone its own HRA and therefore has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>The Waste Plan as undergone an appropriate assessment.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
<h2 style="color: #800080;">6 Delivery and Monitoring</h2>		
	<p>DM1 Infrastructure Contributions</p> <p>Development will be expected to provide, or contribute towards provision of:</p> <p>a) Measures to directly mitigate its impact and make it acceptable in planning terms, and</p> <p>b) Physical, social and green infrastructure to support the needs associated with the development Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan.</p> <p>The Council will, where appropriate, seek to secure site-specific infrastructure investments and/or contributions as well as off-site contributions and/or investments. The nature and scale of these will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account.</p> <p>Developer contributions in the form of Planning Obligations and/or Community Infrastructure Levy (CIL) will contribute towards strategic infrastructure required to support the overall development in the Plan.</p> <p>The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.</p> <p>Explanation</p> <p>6.3 New development places pressure on existing infrastructure whether it be schools, roads, open spaces, sports facilities, emergency services, health facilities or community halls. It is therefore important that new development proposals provide for or, contribute towards, investment in infrastructure. This is key to ensuring that cohesive communities and a good quality of life are achieved for both existing communities and emerging communities.</p> <p>6.4 This policy seeks to support policies elsewhere within the Local Plan to ensure that appropriate mechanisms are in place to secure these contributions. The Community Infrastructure Levy (CIL) will be a key part of this. CIL contributions will be required of all development (except that exempted within the CIL scheme) to contribute towards strategic, off-site infrastructure. In parallel with the CIL scheme, contributions will also be sought towards the provision of on-site infrastructure and other off site infrastructure that is not included with the CIL Regulation 123 list. This will be negotiated through planning obligations (such as Section 106 agreements).</p>	<p>This is a statement towards a policy objective and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

Policy Area	Policy objectives	Potential effects of policy objectives on Natura 2000 sites
	<p>DM2 Assessing Viability</p> <p>Developments will be expected to comply with the policies set out elsewhere in this Plan (including those policies which refer to the provision and funding of infrastructure) unless it can be demonstrated that the policies will result in the development being unviable.</p> <p>Applicants should discuss viability concerns with the Council at the earliest possible stage in the development process.</p> <p>Proposals that are unable to comply with the Plan's policies on viability grounds must be accompanied by a detailed Viability Assessment. The Viability Assessment will be independently reviewed by a viability specialist appointed by the Council at the applicant's expense.</p> <p>Where the Viability Assessment demonstrates that the Plan's policies are likely to impact on the viability of a proposal, the applicant should discuss the implications of this with the Council.</p>	<p>This is a statement towards a policy objective and it has no likely significant direct or indirect impact or any SAC or SPA downstream of the River Avon.</p> <p>Action: Screened Out</p>

4. Summary

- 4.1. There was only one Natural 2000 site within a 20Km area of the District Council boundary being Ensor's Pool SAC. All the New Local Plan Policies will have no likely significant impacts on Ensor's Pool.
- 4.2. In consultation with Severn Trent Water, future sources of supply to Warwick District will come from local sources inferring that there will be no impact associated to water consumption from new residential and commercial developments on Welsh Natura 2000 sites (pers. com., 2014). This was reaffirmed on 14th March 2016 to say "I [Severn Trent Water Ltd] can confirm that your water will usually be from local sources. However, on some occasions it may be from other sources". Clarification was sought regarding the second sentence to which the reply was "I [Severn Trent Water Ltd] have asked one of our senior hydrogeologists to check this for you and he confirms that Warwick is supplied from local groundwater sources" (WCC, email, 16th March 2016) Appendix 2.
- 4.3. If Warwick District Council adheres to the National Planning Policy Framework, seeks advice and guidance from Natural England and other specialists and authorities in relation to air pollution impact modelling plus adherence to accompanying policies then the Warwick District Council Local Plan should have no likely significant direct or indirect impacts on Ensor's Pool or other Natura 2000 site.

5. Next steps

5.1. The Warwick District Council New Local Plan should have no likely significant direct or indirect impacts on Ensor’s Pool or other Natura 2000 site and therefore does not trigger the need to move towards Stage 2 (Figure 2). There is no need for a Appropriate Assessment.

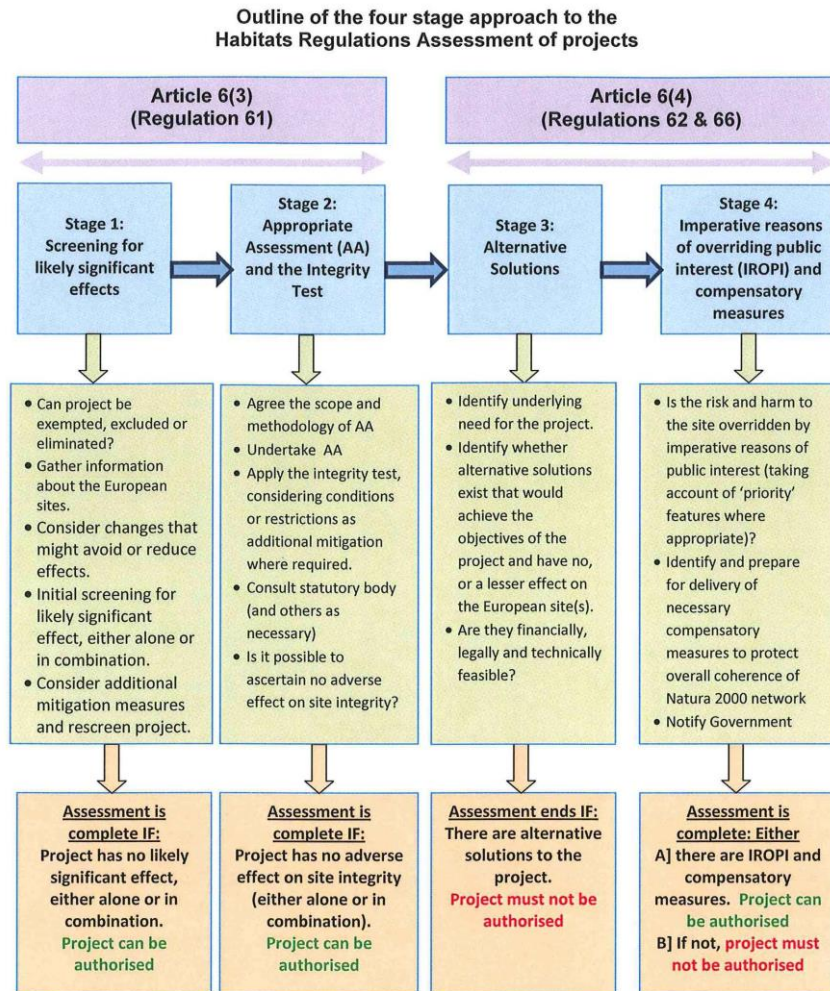


Figure 2: Outline of the four stage approach to HRA (HRA Handbook 2013)

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6. *In-Combination*

- 6.1. The requirement for an In-combination Assessment as part of the HRA is outlined under Article 6 (3) of the Habitats Directive. The HRA Handbook 2016 states that 'European Commission guidance and case law establishes that the underlying intention of the in combination provision is to take account of cumulative effects.'
- 6.2. The ten steps in the screening assessment of in-combination effects are provided in Figure 3 in Section 1.2.
- 6.3. The new principle 17 in the In-combination Assessment section of the HRA Handbook 2016 states that 'where a plan or project has no adverse effect on a site at all, no 'in combination' test is necessary because it cannot contribute to any cumulative effects.' This was clarified by the recent High Court judgment: Foster and Langton⁵
- 6.4. The results of the Stage 1 screening of the Warwick District Council New Local Plan concluded that the plan has no adverse effect on a Natura 2000 site. Therefore, it is considered that cumulative effects can be eliminated for this plan and no In-combination Assessment is required (see step 2 of Figure 3: Ten steps in the screening assessment of in-combination effects, below).

⁵ Foster and Langton v Forest of Dean District Council [2015] EWHC 2648 22nd September.

Outline of the in-combination screening assessment methodology

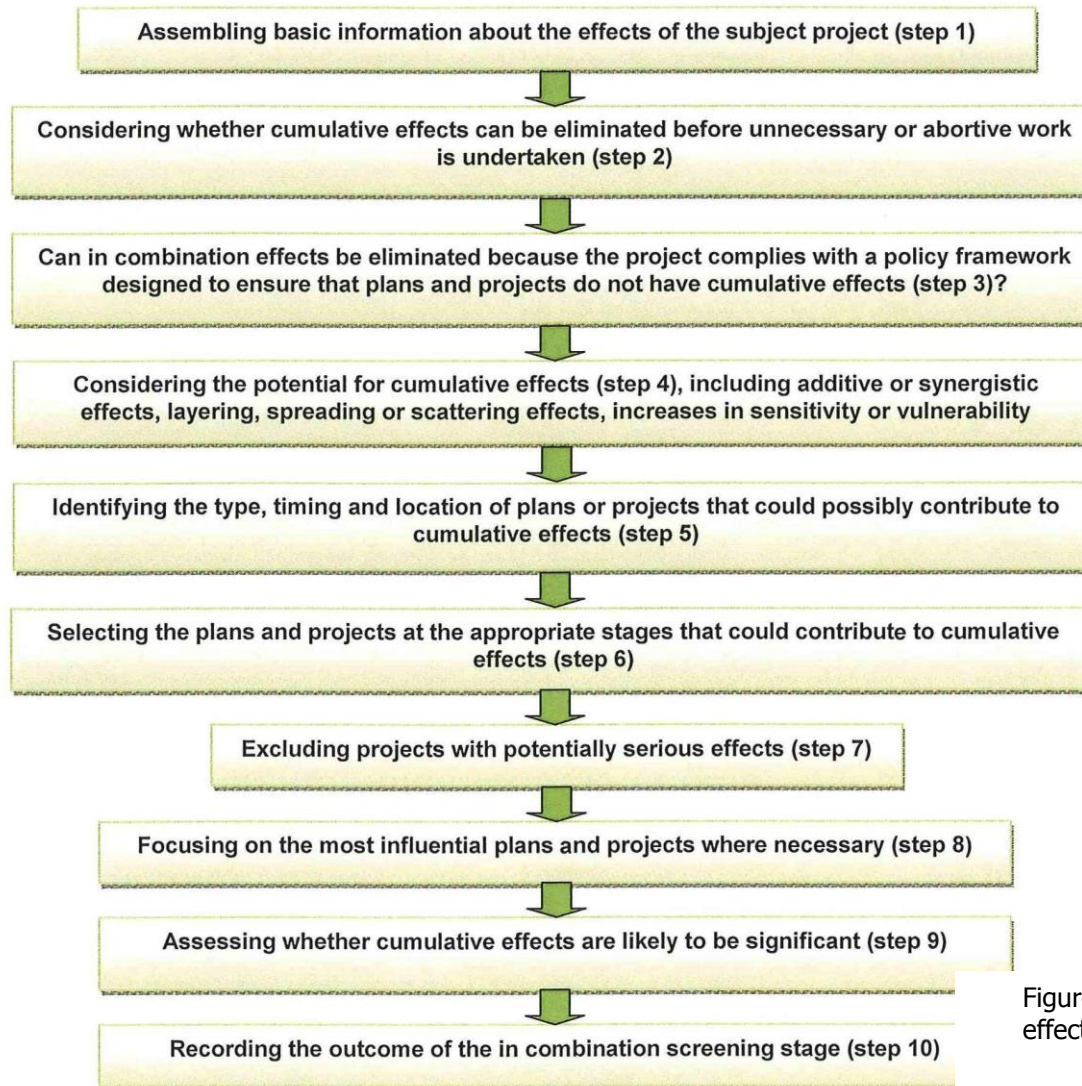


Figure 3: Ten steps in the screening assessment of in-combination effects (from HRA Handbook 2013)

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Appendix 1 – Ensor’s Pool SAC



European Site Conservation Objectives for Ensor’s Pool Special Area of Conservation Site code: UK0012646

With regard to the natural habitats and/or species for which the site has been designated ('the Qualifying Features' listed below);

Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.

Subject to natural change, to maintain or restore:

- The extent and distribution of qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;
- The populations of qualifying species;
- The distribution of qualifying species within the site.

Qualifying Features:

S1092. *Austropotamobius pallipes*; White-clawed (or Atlantic stream) crayfish

JNCC Natura 2000 designation form – ENSORS POOL SAC

Natura 2000 Data Form Produced by JNCC. Version 2.1, 17/05/06 Page 1

NATURA 2000 - STANDARD DATA FORM

FOR SPECIAL PROTECTION AREAS (SPA)

FOR SITES ELIGIBLE FOR IDENTIFICATION AS SITES OF COMMUNITY IMPORTANCE (SCI) AND FOR SPECIAL AREAS OF CONSERVATION (SAC)

Site identification:

- **Type B**
- **Site code** UK0012646
- **Compilation date:** 1996, 01
- **Update:** 2001, 01
- **Relationship with other Natura 2000 sites**

Respondent(s) International Designations, JNCC, Peterborough

Site name: Ensor`s Pool

Site indication and designation classification dates:

- **date site proposed as eligible as SCI:** 1996, 01
- **date confirmed as SCI:** 2004, 12
- **date site classified as SPA:** N/A
- **date site designated as SAC:** April 2005

date site proposed as eligible as SC	1996, 01
date confirmed as SCI	2004, 12
date site classified as SPA	N/A
date site designated as SAC	April 2005

Site location:

Site centre location: longitude: 01 29 11 W **latitude:** 52 20 33 N

Site area (ha) 3.8

Site length (km): approx 220m by approx 50m wide

Administrative region: NUTS code Region name % cover: UK712 Warwickshire 100.00%

Biogeographic region: Atlantic

3. Ecological information:

3.1 Annex I habitats

Habitat types present on the site and the site assessment for them: N/A

3.2 Annex II species

Population Site assessment:

Species name Breed : *Austropotamobius pallipes*

Population: 5000

Population: C

Conservation: A

Isolation: C

Global: A

4. Site description

4.1 General site character

Habitat classes % cover

Marine areas. Sea inlets: N/A

Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins):
N/A

Salt marshes. Salt pastures. Salt steppes: N/A

Coastal sand dunes. Sand beaches. Machair: N/A

Shingle. Sea cliffs. Islets: N/A

Inland water bodies (standing water, running water): **70%**

Bogs. Marshes. Water fringed vegetation. Fens: N/A

Heath. Scrub. Maquis and garrigue. Phygrana: N/A

Dry grassland. Steppes: N/A

Humid grassland. Mesophile grassland: **30%**

Alpine and sub-alpine grassland: N/A

Improved grassland: N/A

Other arable land: N/A

Broad-leaved deciduous woodland: N/A
 Coniferous woodland: N/A
 Evergreen woodland: N/A
 Mixed woodland: N/A
 Non-forest areas cultivated with woody plants (including orchards, groves, vineyards, dehesas): N/A
 Inland rocks. Screes. Sands. Permanent snow and ice: N/A
 Other land (including towns, villages, roads, waste places, mines, industrial sites):N/A
Total habitat cover 100%

4.1 Other site characteristics

Soil & geology: Clay, Neutral, Sandstone, Sedimentary

Geomorphology & landscape: Lowland

4.2 Quality and importance

Austropotamobius pallipes for which this is considered to be one of the best areas in the United Kingdom.

4.3 Vulnerability

The crayfish population has developed in a flooded brick-pit that has been abandoned for fifty years. The area was unmanaged and was used as *de facto* public open space. The crayfish would be vulnerable to pollution and introduction of non-native crayfish, through uncontrolled access. To address this, since 1995 the area has been leased by Nuneaton and Bedworth Borough Council and is managed as a Local Nature Reserve.

5. Site protection status and relation with CORINE biotopes:

5.1 Designation types at national and regional level

Code: UK04 (SSSI/ASSI)

% cover : 100%

Table A1: Information required to undertake a HRA for each selected European Site as per Table 2

Name, site reference and location	Designation status, area and date of designation	Qualifying features	Conservation objectives published by Natural England	General site character	Conservation status	Condition assessment	Key vulnerability / Operations Likely to Damage the Special Interest of the Site (OLDSIS) (see Appendix 4) potentially relevant to the Minerals Plan
<p>Ensor's Pool, Warwickshire</p> <p>Grid reference: SP348903</p> <p>EU code: UK0012646</p> <p>Further information provided by Natural England in a letter dated 03.07.15 & 14.01.15 (Appendix 2, Section 2.1.1)</p>	<p>SAC (Ensor's Pool SSSI)</p> <p>3.80 ha</p> <p>01.04.05</p>	<p>S1092: White-clawed crayfish <i>Austropotamobius pallipes</i></p>	<p>30th June 2014</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> • The extent and distribution of the habitats of qualifying species • The structure and function of the habitats of qualifying species • The supporting processes on which the habitats of qualifying species rely • The populations of qualifying species, and, • The distribution of qualifying species within the site. <p>Summary of Conservation Objectives from 2008 are provided in Appendix 3.</p>	<p>Inland water bodies (standing water, running water) (70%); Humid grassland. Mesophile grassland (30%)</p>	<p>In 2012 the population of white-clawed crayfish were found to be favourable at the site level as the population at the site 'remains at a reasonably high abundance'</p> <p>For current status see Appendix 2</p>	<p>2012 Condition Assessment of the single unit of the SSSI is described as favourable with 'no identified Condition Threat'.</p> <p>For current status see Appendix 2</p>	<p>Need to protect the sites water quality from direct or diffuse pollution.</p> <p>Avoid changing the amount of water in the pool (by abstracting water from inflowing streams or raising the water level).</p> <p>Avoid increasing the sediment</p> <p>Avoid introduction of non-native species especially non-native crayfish species.</p> <p>Avoid control or removal of natural aquatic vegetation</p> <p>Avoid intentional or accidental introduction of species such as bottom feeding coarse fish</p> <p>OLDSIS: 7, 9, 12, 13b, 13c, 14, 15, 20, 21, 22 & 23.</p>

Appendix 2 – Severn Trent Water Ltd correspondence

RE: Consultation to STW - the new Coventry Local Plan HRA

1 message

Growth Development <growth.development@severntrent.co.uk>

16 March 2016 at 11:03

To: David Lowe <davidlowe@warwickshire.gov.uk>

Morning David

I have asked one of our senior hydrogeologists to check this for you and he confirms that Warwick is supplied from local groundwater sources

Daryl

On 15 March 2016 at 09:22, Growth Development <growth.development@severntrent.co.uk> wrote:

Morning David

I'll get a breakdown of the sources of water for you. I need to speak to someone to get this information but should be able to get back to you within a couple of days.

Daryl

From: David Lowe [mailto:davidlowe@warwickshire.gov.uk]

Sent: 14 March 2016 15:18

To: Growth Development <growth.development@severntrent.co.uk>

Subject: Re: Consultation to STW - the new Coventry Local Plan HRA

Daryl

Thanks ... I can see Natural England, the Inspector and others querying "on some occasions it may be from other sources". Would these "some occasions" be triggered by to the proposed level of development?

Thanks

David Lowe B.Sc Hons MCIEEM BES

Team Leader, Ecology, Historic Environment & Landscape

Environment & Regeneration

PO Box 43

Warwick

CV34 4SX

Tel: 01926 418076

On 14 March 2016 at 14:06, Growth Development <growth.development@severntrent.co.uk> wrote:

David

I can confirm that your water will usually be from local sources. However, on some occasions it may be from other sources.

Daryl

From: David Lowe [mailto:davidlowe@warwickshire.gov.uk]
Sent: 08 March 2016 15:06
To: Growth Development <growth.development@severntrent.co.uk>
Subject: Re: Consultation to STW - the new Coventry Local Plan HRA

Dear Daryl

I am currently updating Warwick DC's HRA and in 2013 we had confirmation that you were intending to supply the Warwick area from local sources as you anticipate for Coventry (see attached). Could you confirm that this is still the case?

The new Warwick DC housing projection is...

Amend Policy DS6 to read:

POLICY DS6: Level of Housing Growth

The Council will provide for 16,776 new homes between 2011 and 2029

The employment area is

To meet the employment land needs of the District, an additional 19.7 hectares of employment land for B class uses is allocated at the following strategic sites, as identified on the Policies Map:

Ref Site	Size	Uses
E2 Land at Thickthorn, Kenilworth	8 hectares	B1 and B2
E4 Land at Stratford Road, Warwick	11.7 hectares	B1, B2 and B8
E5 Tachbrook Park, Warwick*	6.1 hectares	B1 and B2
	25.8 hectares	

This is a previous employment commitment for which planning permission has expired

Total

*

An allowance of 6.5 hectares of employment land to meet local needs will be accommodated at the allocated sub-regional employment site (see policy DS16)

If you have any queries please feel free to give me a call.

Thanks

David Lowe B.Sc Hons MCIEEM BES

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