

WARWICK DISTRICT COUNCIL LOCAL PLAN EXAMINATION - MATTER 4: THE SPATIAL STRATEGY

This Statement is prepared on behalf of Taylor Wimpey UK Ltd in relation to their various land interests within Warwick District. We respond to each question in turn below.

1) What is the basis for the spatial strategy in terms of the location and broad distribution of development set out in Policies DS4, DS10 and H1 i.e. between different parts of the District, between the urban areas and villages and between brownfield, greenfield and Green Belt sites?

1.1 It appears that the broad focus for growth in Warwick District, beyond previously developed land within urban areas, is to locate sites on the edge of the main urban areas – with growth supplemented by proportionate growth in sustainable rural villages.

1.2 Such an approach is considered to be consistent with the aspirations of sustainable development and will best enable the Council to comply with the core planning principles set out in the NPPF at paragraph 17.

2) How has this been affected by the Council's suggested modifications?

2.1 In our view the modifications have not unduly impacted on the spatial strategy, with a continuation of the Council's overall strategy being maintained.

3) Specifically how would the approach to development on the edge of Coventry affect the spatial strategy?

3.1 Whilst the increase in growth envisaged for the edge of Coventry has changed significantly, in our view it remains consistent with the wording of Policy DS 4, which states that: *'where greenfield sites are required for housing, they should 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 are available or can be made available.'*

3.2 Policy DS 4 was not specific in terms of the urban areas and thus allows for allocations adjacent to Coventry within the wider strategy.

4) What alternative options have been considered in terms of the location and broad distribution of development and why were these discounted?

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5) How were different areas of Green Belt assessed and how has this informed the strategy?

5.1 A Joint Green Belt study carried out by LUC in June 2015.

5.2 We remain of the opinion that the land parcels utilised to assess different areas were too great to deliver robust conclusions on a site-by-site basis. Consequently we have provided the Council with site-specific assessments of each of Taylor Wimpey's land interests to demonstrate how the sites perform against the five principles of the Green Belt as set out at paragraph 80 of the NPPF, and in wider landscape terms. We trust that this is helpful to both the Council and the Inspector in considering these sites.

5.3 We will provide more detail on this for Taylor Wimpey's interests in our response to Matter 7 for each site.

6) Is the approach to the location and broad distribution of development appropriate and justified?

6.1 To grow rural Districts sustainably it is vital that existing services and facilities are utilised - as well as focusing growth on sustainable highway corridors that enable easy access to facilities and to utilise (or if possible enhance) public transport provision.

6.2 Such an approach complies fully with bullet point 11 of paragraph 17 of the NPPF, which states that planning should: *'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'*.

6.3 Further to this, a level of rural growth is essential in order for the Council to support thriving rural communities, as required by bullet point 5 of paragraph 17 of the NPPF.

7) What is the basis for identifying Growth Villages and Limited Infill Villages? Is the list of villages in each category justified and appropriate?

- 7.1 As above, sustainable growth to support thriving rural communities is compliant with national policy and the core planning principles set out by the Government.
- 7.2 The Council have utilised an assessment proforma to assess the service provision in each settlement and we are supportive of the identification of Hampton Magna and Hatton Park as growth villages.