

WARWICK DISTRICT COUNCIL LOCAL PLAN EXAMINATION – THE SPATIAL STRATEGY

This Statement is prepared on behalf of Sharba Homes 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 We have set out in our response to Matter 3, that the Council appear to have (in some cases) underestimated the capacity of the Growth Villages (particularly the non-Green Belt villages). For example, Radford Semele is identified as having an additional capacity of 60 dwellings over and above the 300 dwellings already granted planning consent since 2014. This is a total of 360 dwellings either already granted or planned for this village. The other non-Green Belt Growth Villages have a similar level of sustainability but do not have anywhere near this level of planned growth. In our opinion they evidentially have significant capacity for further allocations.

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

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

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

4.1 The answer to Question 1 is equally applicable here. The Council appear to have (in some cases) underestimated the capacity of the Growth Villages (particularly the non Green Belt villages). For example, Radford Semele is identified as having an additional capacity of 60 dwellings on top of the previous consents totalling 300 dwellings in the last 2 years, as detailed in our response to Question 1.

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

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

6.1 See response to questions 1 and 4.

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 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 approach taken.