

WARWICK LOCAL PLAN EXAMINATION

MATTER 4 – THE SPATIAL STRATEGY

REPRESENTATIONS BY SAVILLS ON BEHALF OF LIONCOURT STRATEGIC LAND – AUGUST 2016

RESPONDENT REFERENCE NUMBER - 11870

Introduction

1. This statement should be read in conjunction with the representations dated 22 April 2016 submitted by Savills on behalf of Lioncourt Strategic Land (referred to hereafter as 'LSL') to the Warwick District Local Plan proposed modifications consultation.
2. Responses are made to the Inspector's questions, as issued by the Programme Officer on 15 July 2016. Responses are provided only to those questions relevant to LSL's representations. Responses are set out in the order questions are raised.

Q3 – Specifically how would the approach to development on the edge of Coventry affect the spatial strategy?

3. Policy DS4 defines the Local Plan's proposed spatial strategy. This is intended to guide the location of future development and to enable the most sustainable pattern of development.
4. A sequential element is proposed in terms of land to be used for future development. This affords, in the first instance, a priority to the re-use of previously developed land within urban areas. Where greenfield sites are required for housing these are to be located on the edge of existing urban areas in sustainable locations.
5. It is considered that this approach to the development of a greenfield site such as the proposed allocation at Kings Hill and to the spatial strategy itself is justified as it is based upon a robust evidence base and has clearly been the subject of appropriate testing against reasonable alternatives. It will deliver sustainable development and therefore is consistent with national policy.
6. In view of Coventry's inability to meet its housing requirements it follows that where appropriate, sustainable and deliverable land for housing and employment that sits adjacent to the city's existing boundaries such as that located at Kings Hill (site H43) is to be supported. It will better enable infrastructure needs to be met in full across administrative boundaries (where and as appropriate). It will

also help to ensure that the planning for the area's housing needs reflects the distribution issues associated with the housing needs of Coventry and Warwickshire.

7. Planning Practice Guidance¹ sets out that housing market areas can be defined using contextual data such as travel to work area boundaries. The Office for National Statistics (ONS) publishes commuting data for the travel to work areas which provides contextual information on the spatial structure of the area and affect the location of households.
8. According to the 2011 Census, Warwick is the most popular out-commuting destination for Coventry residents, with nearly twice as many out commuters travelling there (9,249) than to the next most significant destination (Nuneaton & Bedworth, 4,878).
9. The Joint SHMA prepared by GL Hearn (prepared 2012 and updated 2013, 2014, 2015) also provides evidence in relation to the commuting flows and housing markets in the Coventry and Warwickshire HMA. This identifies that Warwick District is a net importer of labour from Coventry and therefore reaffirms the strength of the linkage between the two authorities.
10. It is considered highly likely that a high proportion of future residents within Warwick will commute to Coventry for employment. Meeting the needs of these people in a location which is so readily accessible to large areas of employment within Coventry by sustainable modes of travel represents not only an environmental, but also important social and economic benefits.

¹ Paragraph 011 (Reference ID: 2a-011-20140306) – Planning Practice Guidance