

Warwick District Local Plan Examination

September 2016

Statement of Common Ground

**Between
Lioncourt Strategic Land Limited
Bluemark Projects Limited
Deeley Group
Coventry City Council
Warwickshire County Council
and
Warwick District Council**

**Relating to Proposed Allocation at Kings Hill
also known as Site H43**

1. Introduction

This statement of common ground relates to the proposed allocation of land at Kings Hill for development. The statement is intended to identify to the Inspector those areas of common ground between the stakeholders and areas still subject to ongoing discussions. Lioncourt Strategic Land Limited, Bluemark Projects Limited and Deeley Group Limited are acting in consortia to deliver the Kings Hill development.

2. Description of the site

The proposed allocation relates to a gross area of 269 hectares to the immediate south of Coventry City Council's boundary with Warwick District Council and is intended to provide for an estimated 4,000 new dwellings and associated infrastructure, primary and secondary school provision, district and local centre(s), open space including interconnected green spaces and employment areas. The residential-led mixed use development is intended to help meet sub-regional housing need as well as contributing to meeting local needs within the WDC area. It provide new facilities and services (including healthcare and community uses) for new and existing residents.

3. Proposed development (policy wording)

Proposed wording of policy DS NEW 1

Policy DS NEW 1 Directions for Growth South of Coventry

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: -

- the emergence of agreed allocations for large-scale development and sites identified as safeguarded land post-adoption;
- 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;
- the future plans of the University of Warwick;
- significant strategic opportunities on both sides of the local authority boundary.

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:

- Westwood Heath - 425 dwellings (capped by infrastructure constraints)
- Kings Hill - c.1,800 dwellings; the total capacity of the site is c.4,000 dwellings

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).

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.

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.

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.

1. individual site proposals support the comprehensive longer-term planning of the area
2. 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;

3. development proposals must take into account the potential for future growth at the University of Warwick (see Policy MS1);
4. individual masterplans and applications should reflect and address, where necessary, any significant proposals immediately beyond the boundaries of Warwick district.
5. 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;
6. the Green Belt between Coventry and Kenilworth should be protected;
7. 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;
8. improvements to cycle and pedestrian networks should be provided;
9. requirements for additional educational capacity should be provided in a co-ordinated manner;
10. requirements for improved healthcare capacity should be provided in a co-ordinated manner;
11. provision of emergency services infrastructure and other issues that may be identified.

Where appropriate, contributions to infrastructure provision will be sought in accordance with policy DM1.

Explanatory text:

1.1 Part of the housing requirement set out in Policy DS6 seeks to meet Coventry's housing need. This is an important aspect of creating a sustainable and secure base for the growth of the city. The Warwick Local Plan has thus identified the need to deliver integrated, strategic development to meet current and future housing need both for its own requirements and to address the need generated by Coventry.

1.2 To do this, an area adjacent to the boundary with the city has been identified as a suitable prospect for delivering part of the housing required. This will help create opportunities for high-quality design and layout to be delivered via co-ordinated masterplans. It will allow for the generation of development that benefits from its proximity to the City's employment, education and services / facilities provision in terms of travel times and infrastructure provision.

1.3 There will be the opportunity to generate economic benefits both through the provision of new employment opportunities and through the creation of additional residential populations that will be using extant services and facilities, so supporting their retention. There will also be the opportunity to deliver infrastructure improvements that should not only benefit the new development but, if properly designed and delivered in a timely fashion, may also help to alleviate existing problems on the local and strategic transport network. Sites can be linked to local and sub-regional centres through improvements to public transport, cycling and walking links.

1.4 The sites in this immediate area (including where necessary related sites within the boundary of the City of Coventry) will benefit from a shared set of key objectives. These are intended to set a clear framework for the delivery both of the development sites themselves and the associated large-scale infrastructure requirements, such as the link road. As described in the policy, the key objectives identify a number of broad parameters. Within these strategic parameters, developers and promoters are at liberty to provide their own detailed masterplans / design approaches that should be in accordance with the broader strategic principles.

1.5 The University of Warwick will prepare a revised masterplan within the Plan Period (see policy MS1). The potential growth of the University is an important element in the development of this area and needs to be taken into account in considering site layouts elsewhere in the vicinity and particularly in planning for wider infrastructure. This will ensure the area has capacity to address development that is not currently known about but which is likely to come forward within the Plan Period and during the years immediately afterwards.

1.6 At Westwood Heath an area of c30ha has been identified for a residential-led, mixed-use development (see Policy Map). Given infrastructure constraints, especially along the strategic and local highways network, the housing to be provided on site is capped at 425 dwellings during the current plan period. However, the creation of improved road infrastructure / additional network capacity will allow further residential development to be accommodated without undue adverse impacts on local amenity. This will take place on land that has been identified and reserved for development adjacent to the allocated site. Land required for longer-term

housing provision is therefore safeguarded in line with policy DS20, and will be released subject to:

- 1.a Plan review that clearly indicates a need for land for further development; and
2. significant improvements to the strategic highways network, including the construction of a new link road between the A46 Stoneleigh Junction and Kirby Corner and onwards towards the A452 or A45.

1.7 An integral aspect of the allocated site is the need to provide for facilities and services at an appropriate scale, including community provision, emergency services infrastructure, play areas and local retail provision for convenience shopping. Land also needs to be provided for open space, leisure and amenity uses and will form part of a green infrastructure network linking to the wider countryside and north to the conurbation.

1.8 At Kings Hill an area of c269ha has been identified for a residential-led, mixed-use development (see Policy map). The site has an overall capacity of c. 4,000 dwellings, with c. 1,800 dwellings being deliverable by the end of the current plan period. The mixed use development will also include the potential to provide employment land. Land will need to be provided for open space, leisure and amenity uses and will form part of a green infrastructure network linking to the wider countryside and north to the conurbation. A local centre will be provided at an appropriate scale, incorporating a range of local community facilities and services including meeting space / community buildings, emergency services infrastructure, youth facilities / play areas and local retail provision for convenience shopping. A new primary school will be required to serve the development, which may need to be expanded as the site develops over time.

1.09 Development proposals for the strategic sites will be expected to address the following as a minimum: -

- Proposals for development must respond positively to natural and heritage assets; wherever possible and viable, development should enhance the settings of such assets;
- Development should respect the topography and landscape of the area and should be designed in such a way that it minimises visual impacts and protects local amenity;
- Biodiversity should be maintained and enhanced on all development sites wherever possible; where otherwise acceptable development would result in the loss of biodiversity interest and value, mitigation must be offered that offsets loss or damage onsite. If this is not possible, appropriate off-site mitigation and habitat replacement should be provided as close to the affected amenity as feasible;
 - a. Kings Hill - Wainbody Wood is ancient woodland of around 15.5ha in area, which should be excluded from the development area, protected from associated adverse impacts and maintained as a habitat and biodiversity resource;
 - b. Westwood Heath - Whitefield Coppice, Black Waste Wood and Broadwells Wood are all ancient woodlands within or adjacent to the site. They should be excluded from development areas, protected from associated adverse impacts and maintained as habitat and biodiversity resources.
- There are listed buildings associated with Wainbody Wood Farm and Hill Farm (farmhouses and barn) that should be protected and their settings enhanced as appropriate.
- Strategic infrastructure improvements must be accommodated where necessary, including improvements to highways junctions, road capacity improvements and public transport links.
- Local services, facilities and retail provision should be commensurate with the scale of development being proposed and in terms of the location's proximity to the conurbation and Kenilworth.

1.10 Proposals should accord with the requirements of all other relevant policies in the Local Plan.

4. Long term proposals for area

On the 6th April 2016, the WDC Executive Committee endorsed a draft Vision and set of objectives designed to provide a long-term context and framework for the development of the wider area. This is attached at Appendix A

5. Planning history of the site (any relevant)

No significant planning history on site itself.

6. Local Plan (list of relevant policies)

Extant policies from adopted Local Plan that may apply: -

Policies currently under consideration through the public examination into the Warwick DC Local Plan 2011 – 2029:

DS NEW1 (as above)
Amended policy DS11 - Allocated Housing Sites
Amended policy DS15 – Comprehensive Development of Strategic Sites
Amended policy DS20 - Review of the Local Plan

7. Clarifying the Coventry City Council position

Coventry City Council confirms that this Statement of Common Ground is agreed at officer level and as Local Planning Authority. In doing so, it reflects the principles and policies agreed and endorsed by the Council in its own Local Plan (currently subject to its own public examination), most notably Section 1 and Policies DS2 and GB2.

The City's Local Plan confirmed that in principle it would be supportive of development within Warwickshire but adjacent to its own administrative boundary where it was supported by appropriate and sustainable infrastructure. In this respect we have always felt that the provision of sustainable infrastructure would be required on a cross boundary basis and are committed to working jointly with all relevant parties including the site promoters and the District Council as this proposed allocation evolves through the District Councils Local Plan. Indeed we recognise that this is reflected in some of the matters below. We would also expect this to materialise in Section 106 agreements or CIL proposals with Warwick and Coventry (as relevant and appropriate).

It should be stressed however that this SOCG does not pre-judge any decision that may or may not be taken by the Council as landowner at a later date in relation to the disposal of the Council's land holdings at Kings Hill.

8. Matters of agreement

Lioncourt Strategic Land on behalf of the consortium, without prejudice to the formal consideration of any subsequent planning application, endorse the principle of the proposed allocation for Kings Hill and is prepared to evidence this through the submission of a planning application in due course.

Significant technical work has already been undertaken to establish the key site constraints and opportunities and a draft masterplan prepared showing how 4,000 dwellings and associated supporting infrastructure can be accommodated on site. The formal pre-application process is being run in parallel to the Local Plan process and a formal Environmental Impact Assessment Scoping Opinion has been sought from Warwick District Council and Coventry City Council. Lioncourt Strategic Land is fully committed to submitting an outline planning application for determination as close as possible to the formal adoption of the Warwick Local Plan.

Lioncourt Strategic Land and the consortium of landowners therefore endorses the WDC Local Plan approach to the following issues: -

- The allocation of the site for approximately 4,000 houses, at least 1,800 of which will be delivered by 2029
- The provision of appropriate levels of new infrastructure to meet in full the requirements of the new development and to contribute towards wider infrastructure improvements in the immediate area
- The protection and enhancement of the natural environment, including the provision of new and enhanced open space and sporting facilities, landscaping and biodiversity and habitat improvements

- The provision of a new local centre, including local retailing facilities, healthcare and community facilities, a community mixed-use hub and employment.

There is broad agreement between the local planning authority, adjacent local authorities, consultees and the promoters of the site (subject to legal agreements) on the following issues: -

Environment

1. Retention and protection of Wainbody Wood before, during and after development.
2. Provision of landscaping, tree planting and links to the wider countryside to enhance the environment and provide greater accessibility and connectivity to the open countryside than currently exists.
3. Provision of replacement habitat and biodiversity enhancement across the site.
4. Protection and retention of historic environment interest across the site, including the appropriate protection of the setting of listed buildings and Scheduled Ancient Monuments.
5. An air quality assessment will be carried out for the proposed development. Furthermore, the methodology for an onsite air quality monitoring programme has been agreed with Warwick District Council.

Noise and Vibration

1. The scope of the noise and vibration was agreed by Environmental Health Officers at Coventry and Warwickshire Councils respectively.
2. The noise and vibration assessment would consider the potential impact from existing noise and vibration sources across the proposed development.
3. The assessment would consider the potential noise impact on existing sensitive receptors during the operational phase of the development.
4. All assessments would be undertaken in accordance with relevant Standards and Guidance.
5. Mitigation will be provided as required to protect the amenity of existing and future sensitive receptors.

Infrastructure

1. Provision of or contributions towards the improvements to the following roads / junctions (as required):
 - a. local highway improvements, and improvements to the Strategic Road Network, if necessary.
 - b. access to the development from a minimum of three vehicle access points via Green Lane (limited access and sustainable transport link) St Martins Road and Stoneleigh Road
 - c. provision of a north-south link providing a connection through the proposed development site between St Martins Road and Stoneleigh Road
2. Provision of or contributions to improvements to the local public transport systems, including but not limited to local bus services and associated infrastructure (bus stops and shelters) enabling bus services to access the proposed development site.
3. Provision of footpaths and cycleways and where possible provision / upgrading of links to existing networks including downgrading parts of Kings Hill Lane for access and sustainable transport use only.
4. A design code for streets will be developed.
5. Use of existing local authority strategic traffic models to determine access and mitigation requirements and their phasing.
6. Provision of new primary and secondary education infrastructure in the form of on site provision or part of the provision on site together with contributions to off site provision to meet the school place requirements generated by the proposed development
7. Provision of additional drainage, sewage, gas, electricity and water capacity to meet needs generated by the new development
8. Provision of high-speed telecommunications / broadband infrastructure to all parts of the site
9. Provision of appropriate levels of primary healthcare services or land / funding to meet the needs of the local community

10. Provision of appropriate levels of emergency services infrastructure or funding to improve current local levels of cover to meet the needs of the additional housing

9. Matters to be resolved

The following key matters are still to be agreed between the consortium and WDC.

- The type and level of planning obligations and/or Community Infrastructure Levy required to support the infrastructure requirements
- The indicative level and mix of housing / affordable housing including the provision of starter homes
- The appropriate scale and acceptability of retail, leisure, health and other community facilities and employment land
- The phasing of the proposed development and associated triggers for infrastructure provision
- The open space typologies required to meet the on site requirements
- Interpretation of Policy DS New 1 paragraph 1.09 bullet 3a which states that Wainbody Wood is to be 'excluded from the development area'. The consortium are seeking for Wainbody Wood to be included within the red line area for the site so that carefully managed access can be facilitated. It would be protected and maintained as a habitat and biodiversity resource.
- The provision of a new rail station as part of the key on-site infrastructure and services for Kings Hill
- Policy wording in relation to provision of emergency services infrastructure. The requirement needs clarification in terms of scale and associated costs.
- The precise composition of education infrastructure is being discussed with the local education authorities and will be finalised through ongoing dialogue.

The following matters of detail are still also to be agreed between the consortium and WDC.

- Policy requirement for the provision of public art on all new developments
- Policy requirement for provision of at least 10% of homes as age friendly and/or adaptable homes.
- Policy requirement for development proposals to maintain the existence of viable agricultural units
- Policy requirement for run off rates on new development sites to make allowance for climate change based on the life expectancy of the site.

The below matters relate specifically to where national requirements now supersede those policies drafted within the emerging WDC Local Plan.

- Policy requirement for all new dwellings to be constructed in accordance with national zero carbon homes policy, rather than Building Regulations.
- Policy requirement to ensure that layout and design addresses the need for development to be resilient to climate change. This is dealt with through national policy and Building Regulations.

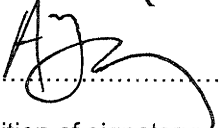
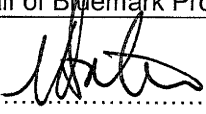
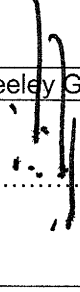
10. Appendices

Appendix A - Vision and Objectives endorsed by Executive Committee on 6th April 2016

Appendix B - Site Location (EIA Boundary) Plan

Appendix C - Illustrative Masterplan

11. Declaration

<p>The contents of this document are agreed for the purposes of the Warwick District Council Local Plan Examination. The document and its contents have been endorsed by the Portfolio Holder for Development at Warwick District Council, Councillor Stephen Cross, although at this stage it has not been formally signed off by Warwick District Council.</p>	
<p>Signed on behalf of Lioncourt Strategic Land Limited</p>	
<p>.....  Position of signatory: Strategic Land Director</p>	<p>Date: 14 Sept 2016</p>
<p>Signed on behalf of Benchmark Projects Limited</p>	
<p>.....  NIGEL BATES Position of signatory: DIRECTOR</p>	<p>Date: 13 SEPT 2016</p>
<p>Signed on behalf of Deeley Group</p>	
<p>.....  PETER A.W. DEELEY Position of signatory: MANAGING DIRECTOR</p>	<p>Date: 13th SEPT. 2016.</p>
<p>Signed on behalf of Warwick District Council</p>	
<p>..... Position of signatory:</p>	<p>Date:</p>
<p>Signed on behalf of Warwickshire County Council</p>	
<p>..... Position of signatory:</p>	<p>Date:</p>
<p>Signed on behalf of Coventry City Council</p>	
<p>..... Position of signatory:</p>	<p>Date:</p>

Appendix A – Draft Vision and Objectives endorsed by Warwick District Council Executive Committee on 6th April 2016 in respect of master-planning of housing site allocations south of Coventry

Mission Statement

The intention is to create a new 21st Century living, learning and working quarter serving both Warwick District and Coventry City, which will be a place-shaping exemplar and a major boost to the regional and sub-regional economy, offering an unparalleled educational, residential and community environment.

Vision for land south of Coventry

This area will be a thriving, available and sustainable driver for economic growth, based around its excellent links to the strategic highways network, represented by both a link road between A and B and a bustling rail halt serving the University of Warwick and significant opportunities for cycling and walking through and between the new areas of growth. Transit along both local and strategic networks will be simple, safe and reliable, with minimal delay and congestion.

The area will be a driver for long-term and stable economic growth through the provision of opportunities for employment provision, spin-out activity from the University housed in modern and attractive landscapes and the provision and improvement of strategic highway links to Coventry, the conurbation of Birmingham and beyond.

The presence of the high speed rail link between London and the Midlands, passing immediately to the south of this area, will itself stimulate and secure additional economic opportunities and will open the doors to wider markets both here and to the south.

The University itself will have cemented its reputation as a centre of excellence for higher learning and will have grown in innovative and environmentally sustainable ways to meet demand, resulting in a world-class campus, with buildings and layouts of unparalleled design quality and accessibility.

New housing developments will have created flourishing communities with their own individual characters, catering to residents throughout their lives and providing a range of attractive and well-designed properties.

Residential development improves the quality of life of its inhabitants. It offers healthy and high quality living environments and provides a balanced mix of housing, community facilities, services and employment opportunities that have created a viable and sustainable community. Public perceptions of well-being and security are high, with residential areas designed to promote the safety of pedestrians, cyclists and residents of all ages and physical abilities.

Layouts have been designed to be easily accessible to emergency services and incorporate high degrees of natural surveillance.

Development respects and reflects a high quality natural environment. The landscape and biodiversity value of the area has been enhanced and protected, with precious woodland forming the heart of a system of conjoined and interlocking wildlife and habitat links bringing the countryside into the urban fringe. New habitats have been created and where existing resources were impacted by development, they have been replaced locally.

Access to the natural environment is easily and safely available, with the provision of parks, informal open space, play areas, leisure and sporting facilities an integral aspect of all forms of development.

The following outcomes are what the successful development of land south of Coventry will achieve: -

Traffic and roads - a strengthened and improved network of strategic transport links serving the area and providing sufficient capacity to allow traffic to flow freely to and from the conurbation, Kenilworth, Warwick and Leamington. This will include: -

- Improvements to existing junctions, carriageways and points of access to the strategic network to mitigate the impacts of additional traffic and, where possible, alleviate current levels of congestion
- The provision of new road infrastructure where required, such as a link road between A and B
- Provision of park and ride opportunities to serve commuters travelling into Coventry and the Warwick / Leamington / Kenilworth areas
- The design of layouts for new housing and amenity areas that allows for the use of modes of transport other than the private car
- Strategic road infrastructure will be phased throughout the life of the developments, with a framework in place to share costs equitably amongst developers in the wider area.

Public and Personal Transport – the extension of existing services to meet demands from new development fully and frequently. This will be particularly important when considering the needs of the resident and incoming student population.

Measures to mitigate and improve services will include: -

- A new rail halt / station servicing the University and Kings Hill
- Improved bus provision, including the extension of extant services and provision of additional routes where necessary
- The creation and enhancement of a network of cycle routes and paths, including safe and accessible links into the conurbation, University and to and from the rail halt.
- The creation and enhancement of safe and accessible pedestrian routes into the conurbation, University and adjacent development, linking wherever possible to existing public footpaths and longer distance routes.

Services and strategic provision –

- Development will be provided with sufficient levels of water, sewage and power infrastructure, to ensure that impacts on adjacent facilities is mitigated.
- Improvements to the capacity of Finham Works will be required as appropriate
- Developers will liaise with service providers to ensure the most appropriate and futureproofed delivery of capacity is achieved, e.g. through shared ducting
- High-speed broadband (fibre optic cabling, wireless etc.) will be provided as standard, as will next-generation mobile technology

Education – the provision of capacity meet demands arising from the new development: -

- New primary school(s) at Kings Hill to meet demand generated by the new community Either a new secondary school or provision of additional capacity at adjacent schools within Warwick District or Coventry depending on demand
- The ongoing development and expansion of the University of Warwick, with best use made of the existing landholding and the extension of the University's built environment in accordance with an agreed masterplan that reflects the high quality of design and sustainability being sought for the area.

Community Facilities – the provision of suitably located and accessible facilities and services to enable the new developments at Westwood Heath and Kings Hill to function as successful and sustainable communities in their own right: -

- Westwood Heath will provide a new health centre, appropriate levels of retail facilities (a convenience store of no more than 500sq.m. gross),
- Kings Hill will provide a new local centre, health centre and employment opportunities
- Both developments will incorporate appropriate levels of emergency services infrastructure, in agreement with the respective services
- Both developments will also include as appropriate community meeting spaces / multifunction buildings that can serve as community hubs.

Green infrastructure – the nature of the landscape and environment in this area will dictate that a significant amount of open space will be required as part of the wider strategic infrastructure requirements. This will be in the form of a mixture of both formal and informal provision: -

- There are existing sports facilities at Kings Hill (Alvis) that will either be retained or relocated within the area, to provide at the least a commensurate level of sports and leisure activity.
- Additional sporting and leisure provision will be required as part of the development areas, to allow people to engage in pursuits conducive to a healthy and active lifestyle
- The development sites themselves (together with areas safeguarded for potential future development) will be removed from the Green Belt.
- The status of the Green Belt in the rest of the area will be maintained and land will be protected from inappropriate development in accordance with the requirements of the NPPG
- Landscape enhancement will be required, to mitigate the impacts of development on the landscape in general and to reinforce Green Belt and other boundaries to prevent encroachment.
- The opportunity to strengthen and reinstate traditional landscape forms will be encouraged.
- Informal public open space will be required on all development sites, especially in locations where meaningful links can be made to the wider countryside. This will allow for wildlife corridors to be maintained and for local communities to be able to enjoy the benefits of a wider range of leisure and recreational opportunities.
- Biodiversity on development sites will be maintained through the provision of habitat creation opportunities or, where habitats are unavoidably impacted on or removed, appropriate levels of offsetting provided elsewhere on the site or as close to it as possible.
- Sensitive habitats, such as Wainbody Wood and the woodlands on Westwood Heath, must be retained and protected and development will maintain these as integral and valued aspects of the final layouts.

Housing – these developments offer an opportunity for the delivery of exciting and innovative housing layouts, house types and a mix of tenures and sizes, that reflect best environmental and sustainable practice:

- Housing schemes will be of high quality and reflect high standards in construction and residential amenity
- Development will promote higher standards of environmental performance and durability
- Residential development will be expected to make best use of available land, services and infrastructure
- Residential provision will be easily managed and maintained at all stages in the lives of the residents

- Affordable housing will be required to help meet identified need in Warwick District and Coventry, to be apportioned between the two authorities accordingly.
- The level of provision of affordable housing will accord with the requirements set out in the relevant local plan policies for the district.

Employment and economic growth – opportunities for economic growth, both within and adjacent the sites, will help cement the stability and sustainable growth of the sub-region: -

- Employment-generating uses will be housed in modern, attractive and environmentally sustainable buildings that promote energy efficiency and carbon neutrality
- Spin-out activity from the University will be supported and delivered in close proximity, in line with a masterplan
- Infrastructure to support economic growth, such as transport and highways improvements, will be supported through the implementation of the IDP and the provision of funding through legal agreements and CIL requirements.
- A range of new employment opportunities will be explored and where appropriate identified as part of the various masterplans for the sites being promoted.
- The presence of HS2 and the new rail halt will themselves be drivers for economic growth and it will be important to ensure that opportunities for linkages to existing infrastructure and accessibility are maximised.

Health and wellbeing – National planning guidance identifies the following at paragraph 5 of its Health and Wellbeing section:

A healthy community is a good place to grow up and grow old in. It is one which supports healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community. It should ... encourage active healthy lifestyles ... the creation of healthy living environments.

The Vision and Objectives above identify a number of aspects of healthy development, but in addition the following issues should be addressed: -

- Housing will be of sufficient size to prevent overcrowding, will provide for a light, airy living environment and will protect inhabitants from the effects of noise, pollution and extremes of temperature
- Design and layout will promote community interaction through appropriate design and layout, ensuring that residents do not suffer from feelings of isolation
- The layout of schemes will promote physical activity through providing opportunities for walking, cycling and active recreation and will reduce the incidence of traffic accidents
- The provision of substantial areas of open space, landscaping and green corridors will help protect residents from the effects of airborne pollution, as will the design of local streets
- The mental health requirements of residents will be addressed in part through easy and safe access to green open space and the natural environment
- Communities and the residential environment will be enhanced by good access to healthcare, education, social infrastructure and local employment opportunities
- Layouts will reflect best practice in designing out crime

Appendix B – Site Location (EIA Boundary) Plan

Appendix C – Illustrative Masterplan



- KEY**
- MASTERPLAN BOUNDARY (266.2HA)
 - PLAN PERIOD 1 RESIDENTIAL (62HA, UP TO 1800 DWELLINGS, GROSS DENSITY OF PARCELS STATED ON PLAN)
 - PLAN PERIOD 2 RESIDENTIAL (64HA, UP TO 2200 DWELLINGS, GROSS DENSITY OF PARCELS STATED ON PLAN) (SUBJECT TO OWNERSHIP)
 - COMMUNITY HUB / LOCAL CENTRE (UP TO 100 DWELLINGS) (3.5HA)
 - RETAIL / LEISURE / PUB (4HA)
 - FINHAM PARK SCHOOL DROP OFF POINT (CIRCA 100 SPACES, 0.3HA)
 - PRIMARY & SECONDARY THROUGH SCHOOL (7.5HA)
 - EMPLOYMENT (7HA)
 - WAINBODY WOOD
 - PUBLIC OPEN SPACE
 - PRIMARY FOOT/CYCLE NETWORK

- UTILITIES KEY**
(ARUP 06/06/2016)
- BPA (oil pipeline)
 - BT
 - Fibre Cable
 - National Grid Gas
 - Water main (Severn Trent)
 - Western Power (electricity)
 - Severn Trent Sewer (rising main)
 - Severn Trent Foul Sewer
 - Severn Trent Combined Sewer
 - Easement (see note 7)
 - Severn Trent Water Mains Easement (see note 7)
 - BPA (oil pipeline) Easement (see note 8)

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LAND AT KINGS HILL, COVENTRY - ILLUSTRATIVE MASTERPLAN

