

**WARWICK DISTRICT LOCAL PLAN
PROPOSED MODIFICATIONS**

**EXAMINATION IN PUBLIC
STATEMENT OF COMMON GROUND**

Between

**Warwick District Council
&
Crest Nicholson Operations Limited**

Concerning

Land at Westwood Heath Road, Warwick

D2 Planning Ref: 093-12

D2 Planning Limited
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September 2016

D2

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1. INTRODUCTION

- 1.1. This Statement of Common Ground is provided in respect of the identification of land at Westwood Heath Road as a proposed strategic allocation within the Warwick Local Plan Proposed Modifications January 2016 at Policy DS15(d).
- 1.2. This Statement is structured to provide the Inspector with a summary of the areas of agreement between the Council and Warwick District Council (the 'Council) where proposed changes to the Warwick District Local Plan are suggested they are expressed in **bold**.

2. PROPOSED DEVELOPMENT

- 2.1. Draft Policy DS6 of the Warwick District Local Plan Proposed Modifications makes provision for some 16,776 new houses in the period between 2011 and 2029.
- 2.2. Policy DSNEW1 Direction for Growth South of Coventry makes provision for Growth South of Coventry. Allocation H42 makes provision for 425 dwellings including a Health Centre, community facilities and retail on land at Westwood Heath Road, Burton Green.
- 2.3. The identification of land at Westwood Heath Road follows an assessment of Green Belt sites which assessed the most appropriate sites to be released from the Green Belt to accommodate part of Coventry's housing need. The land at Westwood Heath Road was identified as one such site and is allocated for a residential led development; the site in question is identified under Policy DS11 as site reference H42.

3. CONTEXT

- 3.1. Both parties agree that land at Westwood Heath Road is available, suitable and achievable. The scheme has the capability to deliver residential, community and retail development in accordance with the aims of Policy DS NEW1. Crest Nicholson are committed to early discussions with the Council to discuss the preparation and submission of a planning application.
- 3.2. It is agreed between both parties that the site will be a residential led development for the area annotated on the Proposed Changes to the Warwick District Policies Map.

- 3.3. It is agreed between both parties that the site should identify amongst other things up to 425 homes and be brought forward through a master planning process.
- 3.4. A comprehensive masterplan for the site will be prepared that provides clear detail on the nature of the proposed allocation/development in terms of the housing and appropriate infrastructure.
- 3.5. Both parties are committed to facilitating the early delivery of the site.

Affordable Housing

- 3.6. Both parties agree with the evidence that the level of affordable housing will be 40% and that the overall affordable housing percentage, mix, tenure and design of dwellings will be agreed as part of the overall S106 package for the proposed development.
- 3.7. Both parties agree the site should provide a range of different size dwellings and tenure. Both parties agree with the evidence that the site is a viable strategic site. Both parties agree that the planning application sets out more specific measurable infrastructure costs than the general infrastructure rates assumed in the viability report.

Physical Requirements

- 3.8. Both parties agree that the proposed development will make provision for drainage, including sewerage via the mains sewer system and surface water via a sustainable drainage system.

Social and Community

- 3.9. Both parties agree that the development will support the provision of sufficient school capacity to meet the needs created by the development, through appropriate contributions and in discussion with the County Council as Education Authority. In addition the development will provide additional health care provision.

Green Infrastructure

- 3.10. Both parties agree the development will be undertaken utilising Garden Village principles. This would ensure that a network of greenways, natural green space, linear and pocket parks would be provided. In addition development would retain and strengthen existing mature trees and hedgerows.

Ecology

- 3.11. Both parties agree that no significant ecological constraints have been identified and that the limited constraints which have been identified can be accommodated within the proposed development. Furthermore, both parties agree that provision for ecological and biodiversity offsetting can be provided in line with the adopted guidance of Warwickshire County Council.

Landscape

- 3.12. Both parties agree that there are no significant landscape constraints to the development of the site. The site is not covered by any statutory landscape designation.
- 3.13. Both parties agree development will incorporate strategic landscaping and open space, to retain and reinforce existing hedgerows and establish new areas of substantial planting

Archaeology and Historical Interest

- 3.14. Both parties agree that a thorough heritage assessment and appropriate treatment of assets and their settings would be undertaken as part of any planning application. An initial Archaeological and Heritage Assessment has not identified any above or below ground heritage remains of such significance to preclude development of the site.
- 3.15. A comprehensive masterplan for the site has been prepared that provides clear details on the nature of the proposed allocation/development in terms of the housing, employment land and appropriate infrastructure.

Transport

- 3.16. Both parties agree that services can be provided to the site which meets the Highway Authority's requirements. Furthermore, there is no objection to up to 425 dwellings being developed on the site in highway capacity terms, subject to contributions / mitigation in line with the STA, in discussion with the Highways Authority.
- 3.17. The site is well located to encourage sustainable travel to and from the site as follows:-
- Tile Hill Railway Station is located less than a 14 minute walk or 6 minute cycle from the site. Rail services to Coventry take between 5-7 minutes with

services to Birmingham International and New Street taking less than 16 and 26 minutes respectively.

- The proximity of the site to the University of Warwick and various employment locations.
- The opportunity to increase the frequency of local bus services to local distribution including Coventry and Warwick.
- The opportunity to deliver new and improved local footpaths and crossing facilities onto Westwood Heath Road and Bockendon Road to provide improved access for these sustainable modes.
- A well established cycling network around the University of Warwick which can be enhanced.

Physical Requirements

- 3.18. Both parties ultimately agree that the proposed development will make provision for drainage, including sewerage via the mains sewer system and surface water via a sustainable drainage system.

Viability

- 3.19. Both parties agree with the evidence that the site is viable.

4. KEY DELIVERY MILESTONES, MONITORING AND REVIEW

- 4.1. Both parties agree that this site has been chosen as a result of the site selection process with identified land at Westwood Heath Road being a preferred choice.
- 4.2. A trajectory of housing delivery is attached.

Delivery Mechanism

- 4.3. Both parties agree with the principle of a masterplan led approach. All of the baseline work has already been undertaken to inform a hybrid planning application and a Screening Opinion has been submitted to the Planning Authority. It is anticipated that a planning application would be submitted by June 2017. Both parties agree that the work necessary to comply with Policy can be undertaken as part of the planning application process. The planning application would be informed by

evidence which include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management Plan, Flood Risk Assessment and Highways Statement amongst other reports.

5. ISSUES YET TO BE AGREED

- i. Capacity of site should be 610 dwellings.**
- ii. Additional area of land should be released from the Green Belt.**

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.

Signed of Behalf of the Appellant



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Date: 14th September 2016

Signed on Behalf of the Council

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Date: