

Warwick District Local Plan Examination

Hearing session for Matter 6 Sub-Regional Employment Site

9.30am Weds 5th October 2016 (all day)

AGENDA

1. Background to proposed allocation

- Scale, type and mix of development
- Extent of land to be removed from Green Belt
- Extent of built development/landscaping
- Planning history and status including update on Whitley South application

2. Effect on Green Belt

- Openness
- Purposes of including land in Green Belt
 - check unrestricted sprawl of large built up areas
 - prevent neighbouring towns merging
 - safeguard countryside from encroachment
 - preserve setting and character of historic towns
 - assist urban regeneration

3. Other effects and mitigation

- Landscape and character and appearance of area
- Heritage assets
- Biodiversity
- Transport
- Flood risk
- Contamination
- Air quality
- Any other issues

4. Employment land needs

- Local/sub-regional needs
- Evidence base to justify proposed allocation – studies/LEP
- Methodology and conclusions from Employment Land Study (CBRE Aug 2015) – range of land needs?
- Consistency in jobs growth estimates between Employment Land Study and SHMA 2015
- Potential supply elsewhere in sub-region
- Justification for strategic site in this specific location / potential alternatives
- Memorandum of Understanding - background, status, evidence base on needs and capacity, basis for agreement on distribution

5. Job creation

- Potential job creation and evidence
- Displacement
- Likely commuting patterns
- Competition from other sites in sub-region/further afield?

6. Other potential benefits

- Wider economic benefits
- Social
- Environmental
- Physical enhancements
- Transport
- Other benefits?

7. Viability and delivery

- Potential constraints to development
- Infrastructure requirements
- Costs associated with both of above
- Funding
- Relationship between two zones proposed for development in terms of viability and funding
- Specific costs associated with southern zone. Is it viable without northern zone?

8. Exceptional circumstances

- Are there exceptional circumstances to justify altering the Green Belt?