



Gladman Developments Ltd (9149)

Warwick Local Plan Examination – Further Hearings

Matter 12: Housing policies

Policy H0 – Overarching Capacity

1) Should it be amended to reflect the Council’s position in terms of accommodating unmet needs from other authorities? How could this be done?

- 1 The policy should be amended to reflect the need to meet the unmet needs from surrounding districts. This should include the known levels from the Coventry HMA, but also provision to include any potential additional needs arising from the failure of Nuneaton and Bedworth to agree to the currently proposed split of unmet needs as well as acknowledgment from the Council that there may be a requirement to consider further the unmet needs of Birmingham.

Policy H1 – Directing new housing

2) Is the approach to development beyond settlement boundaries appropriate and justified? Is it sufficiently flexible?

- 2 The Framework is clear that development which is sustainable should go ahead without delay. The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements would not accord with the positive approach to growth required by the Framework. Such a blanket approach does not allow any planning balance to be undertaken in considering the sustainability of a site and in the process considering the relative merits of any such scheme.
- 3 It is also important to note that such an approach puts in danger the potential delivery of the overall plan targets. In taking the approach advocated in H1 there is a danger that should any allocations within the plan fail the plan will not be able to respond and provide additional capacity to make up the shortfall. Given the current discussions around the levels of unmet need from both Coventry and Birmingham policy H1 does not give the plan the required flexibility needed in dealing with additional and sustainable development to meet needs coming

forward in the future. In doing so the delivery of the plans targets as a whole could be in jeopardy due to surrounding districts unmet needs and/or the failure of allocated sites.

4) Are the boundaries themselves appropriate and justified? Are any modifications required?

- 4 The boundaries need to be reflective of the allocations within the plan and the need for the settlements to grow in a sustainable manor as well as allowing flexibility to allow development to meet the plan's needs. It could be questioned if a settlement boundary policy was in reality required or whether or not development proposals could be assessed on their merits in accordance with the Framework.