

**Joint Site Delivery Statement for land allocated under H04 – Land at
Red House Farm, Leamington
Between Catesby Estates Ltd and Henry Johnson, and Warwick District Council**

This Joint Position Statement (JPS) has been prepared between Catesby Estates Ltd and Henry Johnson and Warwick District Council (WDC), hereafter referred to as 'the parties'. The document identifies the matters agreed with regard to the emerging Warwick District Local Plan and supporting documents, to assist the Inspector during the Examination of the Local Plan.

Land at Red House Farm is one of a number of strategic site allocations being proposed within the emerging Warwick District Local Plan.

The purpose of the Statement is to inform the Warwick District Local Plan, Examination in Public, information on the regenerative benefits of the Site Allocation and development

The concept rationale behind land at Red House Farm is provided by the Draft WDC Local Plan and further elaborated on the WDC Hearing Statements submitted by Catesby Estates for Matter 7A.

The parties agree that the Council is unable to identify sufficient land outside of the Green Belt to accommodate housing in line with the preferred option for sustainable development within the Plan period. This significant housing need is an exceptional circumstance which justifies the release of Green Belt land for future residential development in this location.

The parties agree that the specific regeneration benefits that can be delivered by the H04 allocation are also exceptional circumstances which justify the release of the land from the green belt.

The parties recognise that the Lillington East Local Super Output Area (LSOA) is ranked:

- Within the worst 10% nationally for employment and education, skills and training
- Among the worst 20% for overall deprivation and income.

The proposed site allocation will deliver direct regenerative benefits to the area. Such benefits could include:

- Support to the local economy and increased spend in the community to enable local shops and services to be retained
- Support to the town centre economy by increasing the threshold of spend and by the provision of employment for the town centre.
- Creation of jobs during construction

- New/improved GP surgeries
- A Community Hub through the revival of the local facilities and their use
- Widening the mix and tenure of housing
- Opportunity to re-provide existing Council Housing (for example the relocation of residents in the existing three tower blocks) and increase the choice of housing in the locality.
- Environmental Improvements to improve the landscape character, visual amenity, biodiversity and recreational potential of the Green Belt abutting Lillington in accordance with NPPF para 81.
- Greater access to the countryside through improved pedestrian linkages between Lillington and the site for community benefits.

Signatures

Signed on behalf of Warwick District Council

Date

D.D. Jones

5/10/16

Signed on behalf of Catesby Estates Limited

Date

Janett

3 / 10 / 2016