

**REVISED Policy DS NEW 1 Directions for Growth South of Coventry**

1. The Council has identified an area of growth focussed on strategic housing allocations to the immediate south of the City of Coventry (DS11). The area to which this policy relates effectively covers land to the immediate south of the boundary between Coventry City Council and Warwick District Council. It is defined broadly: -
  - i. to the north by the boundary of the city of Coventry, including the University of Warwick Campus where it lies within / adjacent to the boundary of Warwick District;
  - ii. to the south by the emergent line of HS2;
  - iii. to the east by the current built-up area and by the A46;
  - iv. to the west by the outskirts of the settlement of Burton Green.
2. Individual development proposals within this area should support the comprehensive longer-term planning of the area, given that the quantum of growth means that strategic development activity here is very likely to run into the next plan period.
3. When development is being proposed, masterplans, development briefs and planning applications should clearly demonstrate how they have positively addressed any infrastructure pressures (including infrastructure that may be required in Coventry) that may impact on their sites.
4. The area to which this policy relates will be subject to an early partial local plan review within five years of the date of adoption of the plan (DS20). This will allow the Council to address any additional evidence regarding the need and potential for development in this area and in particular to ascertain whether necessary infrastructure has become available to allow safeguarded land to be brought forward to meet local housing need, should additional housing be required.
5. Proposals for development in the area should demonstrate how they have addressed the following broad principles: -
  - i. proposals should take account of the potential for a new link road, 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;
  - ii. identified and emerging strategic infrastructure improvements must be taken in to account , including provision for improvements to highways junctions, road capacity improvements and public transport links.
  - iii. development proposals must take into account the potential for future growth at the University of Warwick (MS1);
  - iv. improvements to rail infrastructure, such as a new rail stop on the Coventry to Leamington line should be provided where practical and viable; this may involve include contributions to suitable schemes;
  - v. the retention, improvement and protection of landscapes and visual amenity is a priority; 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.
  - vi. biodiversity should be maintained and enhanced on all development sites; 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

- vii. **proposals for development should respond positively to heritage assets; where appropriate, development should enhance the settings of such assets.**
- viii. **Scheduled or listed historic assets and conservation areas must be protected before, during and after development, as must any archaeological remains found before or during development;**
- ix. **improvements to infrastructure as required including:**
  - a. **cycle and pedestrian networks should be provided (including the creation of appropriate resources linking development to the conurbation where they currently do not exist);**
  - b. **additional educational capacity across all age groups must be provided in a co-ordinated manner and in consultation with the local education authority for Warwickshire;**
  - c. **improved healthcare capacity should be provided in a co-ordinated manner and in an appropriate format;**
  - d. **provision of emergency services infrastructure should be addressed as appropriate**
- x. **local services, facilities and retail provision commensurate with the scale of development being proposed and in terms of the location's proximity to the conurbation and to Kenilworth**
- xi. **contributions to infrastructure provision will be sought in accordance with policy DM1 and in line with the Council's approach to seeking such contributions at the time.**

Explanatory text:

1. A significant amount of new development is located to the immediate south of Coventry, in accordance with the requirement to provide additional capacity to help meet Coventry's housing need. This represents a sustainable and accessible location for the delivery of approximately 4500 new dwellings and associated facilities and services.
2. Issues include the extant and emerging infrastructure in the local area (including HS2) and existing and proposed future strategic road networks; the future plans of the University of Warwick; significant strategic opportunities on both sides of the local authority boundary; and the need to safeguard land beyond the plan period (subject to a partial early review – DS20, DSNEW2)
3. The area is adjacent to the proposed route of HS2 and will also be subject to the provision of additional major infrastructure development in the form of the implementation of the A46 Link Road, which will initially see a major upgrade to the A46 / Stoneleigh Road junction. Subsequent phases are to follow and will provide additional capacity on the local network. Further details of the proposed road will be captured as appropriate in the plan review for this part of the district.
4. It is likely that development will extend well beyond the current plan period. To give a degree of longer-term certainty to investors and stakeholders, a series of key objectives are identified to provide clear guidance to landowners, institutions, infrastructure providers and major developers when they are drawing up their proposals. These objectives which are appended to the Plan, will also assist in supporting the essential place making activities necessary to ensure a sustainable community is created.
5. Developers and promoters will be expected to provide their own detailed masterplans / design approaches that are in accordance with these strategic principles.
6. Proposals should accord with the requirements of all other relevant policies in the Local Plan.