

Warwick District Local Plan Examination

Hearing session for Matter 9 Retail and Town Centres

9.30am Tues 6th December 2016 (morning only)

AGENDA

1. Need for additional floorspace

- Evidence base – 2014 Retail and Leisure Study and updated advice October 2016
- Comparison retail– District wide and individual centres
- Convenience retail– District wide and individual centres
- Leisure – District wide and individual centres

2. Policies TC1-TC3 and TC5

- Overall approach / Sequential approach
- Preference for Chandos Street ahead of wider area of search
- Consistency with national policy

3. Town Centre boundaries in Leamington and Warwick

- Basis for boundaries
- Inclusion of significant residential areas
- Effect on clarity and application of sequential approach i.e. definition of edge of centre and out of centre

4. Retail areas

- Basis for areas defined

5. Definition of large scale and need for impact assessment

- Basis for 500sqm threshold and evidence
- Practical implications of this threshold

6. Chandos Street allocation

- Planning history
- Potential contribution to meeting floorspace needs
- Constraints to development - impact on heritage assets or other constraints?
- Viability and delivery

7. Policy TC6

- Justification for approach on Primary Retail Frontages and consistency with national policy
- Basis for figures of 25% and 16m

8. Policy TC7

- Justification for approach on Secondary Retail Frontages and consistency with national policy
- Basis for figures of 50% and 16m

9. Policies TC8 and TC9

- Background and basis for boundaries of Warwick Café Quarter and Leamington Restaurant and Café Quarter
- Justification for approach in policies
- Flexibility

10. Policy TC11

- Justification for approach and consistency with other policies
- Definition of area on policies map

11. Policy TC12

- Justification for policy approach and consistency with other policies
- Flexibility