

# Matter 11: University of Warwick District Council

## Note of Revisions to Policy MS1

16<sup>th</sup> December 2016

### Background

- 1 At the Local Plan Examination hearings on 7th December issues relating to University of Warwick and Major Sites in the Green Belt (Policies MS1 and MS2) were discussed.
- 2 This note sets out proposed modifications to Policies MS1 to address the concerns that were raised during those hearings.
- 3 In particular these additional modifications seek to
  - a. Amend policy MS1 to provide some further guidance regarding the type of uses that may be appropriate on the University of Warwick site and
  - b. Explain more clearly the exceptional circumstances relating the removal of land at the University from the Green Belt

### Policy MS1: University of Warwick

- 4 Policy MS1, as drafted in the Publication Draft Local Plan does not specifically refer to the uses that may be permitted at the University of Warwick through the Masterplan. It is therefore proposed to amend the Policy read:

#### ***MS1 University of Warwick***

*Development at the University of Warwick will be permitted in line with an approved Masterplan or Development Brief as agreed with the relevant local planning authorities.*

*The Masterplan should set out how proposals will contribute to the University delivering a world-class educational campus including the range of uses associated with that. It will provide the framework within which further planning applications will be determined. As such the Masterplan should:*

- a) identify the physical and economic context;*
- b) identify the development principles to underpin future development proposals;*
- d) identify the location of developments, demonstrating how proposals will mitigate any potential adverse impacts; and*
- e) identify how the proposals support the vitality of the local and/or sub-regional economy*

#### **Explanation**

3.146a Should other development proposals for the site not included in the Masterplan be proposed, these will be considered in light of points (a) to (e) in Policy MS1 and other relevant policies within the Local Plan.

- 5 The paragraph 3.146 of the explanatory text of the policy explains that the built up nature of the Campus means that it is no longer appropriate to retain the land in the Green Belt. However the text does not explain the exceptional circumstances required by paragraph 83 of the NPPF. It is therefore proposed to amend paragraph 3.146 to read:

*“Within the District’s boundary, development has been to meet the residential needs of the university. In the past this has involved a recognition that development in the Green Belt will be necessary to allow the university to expand. The predominantly built up nature of the area currently known as Central Campus West means that this land is no longer appropriate for retention in the Green Belt. Further, the importance of the University in supporting the local economy (as recognised in the Strategic Economic Plan) and the need for the University to be able grow within its existing boundaries, provide the exceptional circumstances to justify the amending the Green Belt boundary to exclude the area shown on the Policies Map from the Green Belt. Any further development into the Green Belt proposed through any future Masterplan will need to be carefully considered as part of the long term plan for the University across the two local authority areas.*