

**Warwick District Local Plan 2011 – 2029**  
**Main Modifications**

Main Mod ref:	Policy	Proposed Modification (deleted text shown as <del>strike through</del> and additional text shown <b><u>bold and underlined</u></b> ).
MM1	DS2	<p><b>STRATEGIC POLICY DS2: Providing the Homes the District Needs</b></p> <p>We will provide in full for the Objectively Assessed Housing Need <b><u>of the district and for unmet housing need arising from outside the district where this has been agreed</u></b>. We will ensure new housing delivers the quality and mix of homes needed <del>in the District</del> including</p> <ul style="list-style-type: none"> <li>a) Affordable homes</li> <li>b) A mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and</li> <li>c) Sites for gypsies and travellers</li> </ul> <p><b>Explanatory text</b></p> <p>...</p> <p>2.6 National policy requires local planning authorities to boost <del>significantly</del>, housing supply <b><u>significantly</u></b>. A key element in this is developing an evidence base to objectively assess housing need and ensuring that this Objectively Assessed Need is met in full for both market and affordable housing <b><u>in the housing market area. This means that all the Councils within the Housing Market Area need to work together, in line with the duty to co-operate, to ensure the housing need is met in full. This in turn means that the Council needs to play its part in meeting unmet housing need arising from outside the District. In this respect, the Council is party to a Memorandum of Understanding, agreed in October 2015, to accommodate some of Coventry's housing need within the District.</u></b></p> <p>National policy also emphasises the importance of delivering a wide choice of homes by planning for a mix of housing based on current and future demographic and market trends. The Council has undertaken a Joint Strategic Housing Market assessment with the other local authorities in the Coventry and Warwickshire Sub-region. This provides the basis for establishing the District's Objectively Assessed Need.</p>
MM2	DS4	<p><b>STRATEGIC POLICY DS4: Spatial Strategy</b></p> <p><b><u>The Council's Spatial Strategy focuses growth within and adjacent to built-up areas. The majority of growth is focused on the main urban areas of Warwick, Leamington, Whitnash and Kenilworth and on the southern edge of Coventry. Some further growth is proposed for growth villages in accordance with Policy H1.</u></b></p> <p>Allocated Housing and Employment will be distributed across the District to take account of the following:</p>

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		<p>a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement;</p> <p>b) where greenfield sites are required for housing, they should <b><u>generally</u></b> be located on the edge of urban <b><u>built-up</u></b> areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.</p> <p>c) where greenfield sites are required for employment, they should be allocated in locations which are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and are in close proximity to existing or proposed housing;</p> <p>d) limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained;</p> <p>e) sites which have a detrimental impact on the significance of heritage assets will be avoided unless <del>suitable mitigation can be put in place</del> <b><u>the public benefits of development outweigh the harm</u></b>;</p> <p>f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and</p> <p>g) taking the national Green Belt policy in to account, sites <b><u>that are currently</u></b> in the green belt will <del>be limited to those locations</del> <b><u>only be allocated</u></b> where exceptional circumstances can be justified.</p> <p>The following will be taken into account in considering exceptional circumstances:</p> <ol style="list-style-type: none"> <li>the availability of alternative suitable sites outside the Green Belt;</li> <li>the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;</li> <li>the potential of the site to support regeneration within deprived areas; and</li> <li>the potential of the site to provide support to facilities and services in rural areas.</li> </ol>
<b>MM3</b>	DS6	<p><b>DS6 Level of Housing Growth</b></p> <p><del>The Council will provide for 12,860 new homes between 2011 and 2029.</del> <b><u>Provision will be made for a minimum of 16,776 new homes between 2011 and 2029. The average annual housing requirement for 2011/12 to 2016/17 is 600 new homes and for 2017/18 to 2028/29 it is 1,098 new homes.</u></b></p> <p><b>Explanatory Text</b></p> <p><del>2.20 The Joint Coventry and Warwickshire Strategic Housing Market Assessment (2013) objectively assessed the future housing needs of the Housing Market Area and the six local authority areas within it. Warwick District aims to meet its Objectively Assessed Need for housing by providing 12,860 new homes between 2011 and 2029.</del></p> <p>2.20 <b><u>The Updated Assessment of Housing Need: Coventry-Warwickshire HMA (September 2015) sets out the</u></b></p>

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		<p><b><u>objectively assessed future housing needs of the Housing Market Area and the six local authority areas within it. The report indicates that Warwick District’s Objectively Assessed Housing Need is 600 dwellings per annum, which equates to 10,800 dwellings over the plan period. However, in recognition that Coventry City Council is unable to accommodate its housing needs in full within the city boundary, the Local Plan seeks to provide for 332 dwellings per annum (5976 over the plan period) towards Coventry’s housing needs. Warwick District therefore aims to meet its housing requirement by providing for a minimum of 16,776 new homes between 2011 and 2029.</u></b></p> <p><b><u>The average annual housing requirement between 2011/12 and 2016/17 reflects the District’s housing need. From the adoption of the Local Plan in 2017/18 the average annual housing requirement will increase to reflect the Council’s commitment to accommodate a part of Coventry’s unmet housing need and the allocation of sites to provide for this. As a result the average annual housing requirement will be 600 dwellings between 2011/12 and 2016/17 and then 1,098 dwellings between 2017/18 and 2028/29. This will ensure the total housing requirement of 16,776 dwellings across the Plan Period is met in full.</u></b></p>																						
MM4	DS7	<table><tr><td colspan="2"><b>DS7 Meeting the Housing Requirement</b></td></tr><tr><td colspan="2">The housing requirement of <del>12,860</del> <b><u>16,776</u></b> new homes between 2011 and 2029 will be met from the following categories:</td></tr><tr><td>Sites completed between <b><u>1<sup>st</sup> April</u></b> 2011 and <del>2013</del> <b><u>31<sup>st</sup> March 2016</u></b></td><td><del>406</del> <b><u>2,051</u></b></td></tr><tr><td>Sites with outstanding planning permission at 1<sup>st</sup> April <del>2013</del> <b><u>2016</u></b></td><td><del>1906</del> <b><u>6,933</u></b></td></tr><tr><td><b><u>Commitments (major sites) April and May 2016</u></b></td><td><b><u>225</u></b></td></tr><tr><td><del>Sites with Planning Permission granted between 1<sup>st</sup> April 2013 and 31<sup>st</sup> December 2013</del></td><td><del>1317</del></td></tr><tr><td>An allowance for windfall sites coming forward in the plan period <b><u>between April 2015 and March 2029</u></b></td><td><del>2485</del> <b><u>1,010</u></b></td></tr><tr><td>Small Urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable</td><td><del>393</del> <b><u>266</u></b></td></tr><tr><td>Consolidation of existing employment areas and canal-side regeneration</td><td><del>269</del> <b><u>200</u></b></td></tr><tr><td>Sites allocated in this Plan</td><td><del>6188</del> <b><u>6,454</u></b></td></tr><tr><td><b>Total</b></td><td><del>12964</del> <b><u>17,139</u></b></td></tr></table>	<b>DS7 Meeting the Housing Requirement</b>		The housing requirement of <del>12,860</del> <b><u>16,776</u></b> new homes between 2011 and 2029 will be met from the following categories:		Sites completed between <b><u>1<sup>st</sup> April</u></b> 2011 and <del>2013</del> <b><u>31<sup>st</sup> March 2016</u></b>	<del>406</del> <b><u>2,051</u></b>	Sites with outstanding planning permission at 1 <sup>st</sup> April <del>2013</del> <b><u>2016</u></b>	<del>1906</del> <b><u>6,933</u></b>	<b><u>Commitments (major sites) April and May 2016</u></b>	<b><u>225</u></b>	<del>Sites with Planning Permission granted between 1<sup>st</sup> April 2013 and 31<sup>st</sup> December 2013</del>	<del>1317</del>	An allowance for windfall sites coming forward in the plan period <b><u>between April 2015 and March 2029</u></b>	<del>2485</del> <b><u>1,010</u></b>	Small Urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable	<del>393</del> <b><u>266</u></b>	Consolidation of existing employment areas and canal-side regeneration	<del>269</del> <b><u>200</u></b>	Sites allocated in this Plan	<del>6188</del> <b><u>6,454</u></b>	<b>Total</b>	<del>12964</del> <b><u>17,139</u></b>
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		<p>2.21 The Council's approach to identifying land for housing is set out in the Spatial Strategy above. Taking account of completions, committed sites and an allowance for windfall sites the Council needs to identify sites for an additional <del>6746</del> <b><u>6,557</u></b> new homes. <b><u>Including small urban SHLAA sites and the consolidation of employment areas,</u></b> the plan identifies sites for a potential <del>6900</del> <b><u>6920</u></b> homes. This allows for an element of flexibility in the event that some sites fail to come forward or are delivered with reduced capacities than that allowed for in the plan.</p> <p>2.22 In addition to completions and commitments, the Council has made an assessment of windfall sites which are likely to emerge based on past trends and taking into account likely changes to those trends. Windfall sites have consistently played an important role in the housing supply of the District. <del>Between 2002 and 2013 the averaged 191 units a year (excluding garden land development), even with 3.5 years of housing moratorium.</del></p> <p>2.23 The identified sites include small urban brownfield sites <b><u>of between five and 50 dwellings</u></b> which are assessed as being suitable and available for development in the Strategic Housing Land Availability Assessment and a number of broad areas where new housing could play a role in regeneration schemes. The balance of housing is provided on allocated brownfield and greenfield sites across the district, based on the priorities set out in the spatial strategy.</p> <p>2.24 The following Housing Trajectory <b><u>set out in Appendix A</u></b> shows the timeline for the delivery of housing across the plan period in relation to the annual average of the total requirement.</p>
<b>MM5</b>	DS8	<p><b>DS8 Employment Land</b></p> <p>The Council will provide <b><u>Provision will be made</u></b> for a minimum of 66 hectares of employment land to meet local need during the plan period</p>
<b>MM6</b>	DS9	<p><b>DS9 Employment Sites to be Allocated</b></p> <p>...</p> <p><b>Explanatory Text</b></p> <p>2.31 <del>16</del> <b><u>8</u></b> hectares of employment land will be provided as part of the strategic urban extensions allocated in this Local Plan at Thickthorn in Kenilworth <del>and South of Warwick and Leamington.</del></p> <p>2.32 At Thickthorn, employment land will be provided as part of the wider residential-led development. The supply of good quality employment land in Kenilworth is limited and the site adjacent to the A46 provides the opportunity for mixed B1 and B2 employment development to meet local and the wider needs of the district. Other non-B class uses will not be considered acceptable.</p> <p><del>2.33 Employment land will be provided adjacent to Warwick Technology Park on land north of Gallows Hill identified on the policies map. This will build on existing good quality employment provided at the Technology Park supporting its long term future and taking advantage of the sites proximity to the strategic road network. This can also provide opportunities for the clustering of advanced manufacturing and research and development in line with wider sub-regional objectives. This site offers the best location in terms of the impact of employment development on the surrounding landscape, the setting of</del></p>

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		<p><del>historic assets and the attractiveness of this site to the market.</del></p> <p>2.34 8 hectares has been allocated <del>at each of these sites</del> as this represents an allocation of sufficient size to meet a variety of demands. This is particularly important as <del>both the allocated sites have</del> <b><u>has</u></b> the potential to deliver land for B1 and B2 uses.</p> <p><del>2.35 The Council will also take forward the previous employment land commitment at Opus 40, Birmingham Road, Warwick for which planning permission has expired. The 2013 Employment Land Review identified this site as a high quality office park, in a good, accessible and prominent location.</del></p> <p><b><u>2.35 The land at Stratford Road represents an allocation of sufficient size to deliver a range of possible B class uses, is well addressed to the strategic road network and to the town centre of Warwick.</u></b></p> <p>2.36 Policy DS16 makes provision for a sub-regional employment site in the north east of the district. If development similar to that included in the planning application is provided it is estimated that 6.5 hectares of existing employment land will be released through displacement. From this it is reasonable that the site could provide for 6.5 hectares of the District's local employment demand.</p>
MM7	DS10	<p><b>DS10 Broad Location of Allocated Housing Sites</b></p> <p>Urban Brownfield sites - <del>1,330</del> <b><u>949</u></b></p> <p><b><u>Greenfield sites on the edge of Coventry – 2,245</u></b></p> <p>Greenfield sites on the edge of Kenilworth – <del>850</del> <b><u>1593</u></b></p> <p>Greenfield sites on the edge of Warwick, Leamington and Whitnash - <del>3,245</del> <b><u>4904</u></b></p> <p>Sites within Growth Villages and the rural area - <del>763</del> <b><u>968</u></b></p> <p>Total - <del>6,188</del> <b><u>10,659</u></b></p> <p><b>Explanatory text:</b></p> <p>2.37 The spatial strategy aims to meet housing needs of the district by allocating sites across the towns, <b><u>adjacent to Coventry</u></b> and in the more sustainable villages. The Strategic Housing Land Availability Assessment identifies suitable and available sites across the <b><u>district</u></b> <del>four towns and adjacent to villages.</del> In line with the Council's aim of meeting housing needs in sustainable locations, the site selection exercise favoured sites, firstly, within the urban areas and then on the edge of urban areas <b><u>and the city</u></b>. These locations are well placed to make best use of, and improve, the existing transport infrastructure and accessibility to jobs and services. Sites on the edge of urban areas are of sufficient size to deliver supporting services including schools, GP services and local centres as appropriate.</p> <p>2.38 In selecting sites on the edge of urban areas, non-Green Belt sites are favoured over Green Belt sites where possible. However, where there are no suitable non-Green Belt alternatives, sites are removed from the Green Belt to enable</p>

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		<p>development to take place. This applies to land to meet the needs of <b><u>Coventry</u></b>, Kenilworth <b><u>and</u></b> some of the villages- <del>and land on the edge of Lillington to assist in the regeneration of the area.</del></p> <p>2.39 The Growth Villages were identified in the Settlement Hierarchy Report (2014). They are assessed as being the most sustainable rural settlements according to a range of sustainability indicators, including the availability of local services and facilities as well as accessibility to larger settlements.</p> <p>2.40 Focusing rural housing development in the District's most sustainable village locations provides an opportunity to assist in re-balancing the local housing markets in these villages and to provide much needed affordable housing and market homes for local residents. With new housing comes the positive benefits of helping support and sustain local services, facilities and businesses.</p>			
<b>MM8</b>	DS11	<b>DS11 Allocated Housing Sites</b>			
		The following sites, as shown on the Policies Map, <del>will be</del> <b><u>are</u></b> allocated for housing development and associated infrastructure and uses:			
		<b>Ref</b>	<b>Site</b>	<b>No. of dwellings</b>	<b>Area of empl. land</b>
					<b>Infrastructure requirements and other uses</b>
		<b>Urban brownfield sites</b>			
		H02	Former Sewage Works, south of Harbury Lane	215	0
		H09	Kenilworth School Site	250	0
		<del>H10</del>	<del>Station Approach, Leamington</del>	<del>220</del>	<del>0</del>
		H11	Land at Montague Road	140	0
		H12	Kenilworth VI Form College	130	0
		<del>H13</del>	<del>Soans Site, Sydenham Drive</del>	<del>100</del>	<del>0</del>
		H14	Riverside House	100	0
		<del>H15</del>	<del>Leamington Fire Station</del>	<del>60</del>	<del>0</del>
		H16	Court Street	75	0
		H17	Garage Site, Theatre Street	2039	0
		<del>H39</del>	<del>Opus 40, Birmingham Road, Warwick</del>	<del>100-85</del>	<del>0</del>
		<b>Greenfield Sites – Edge of Warwick, Whitnash and Leamington</b>			

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		H01	Land west of Europa Way	<del>1300</del> <b><u>1210</u></b>	0	<del>Extended</del> Secondary school, primary school, health facilities, local centre, other community facilities; community stadium and associated uses.
		H02	Land south of Harbury Lane (excluding former sewage works)	<del>1505</del> <b><u>1605</u></b>	0	Primary schools (x2), local centre, other community facilities, country park
		H03	East of Whitnash / south of Sydenham	<del>300</del> <b><u>500</u></b>		
		<del>H04</del>	<del>Red House Farm</del>	<del>250</del>		
		<b><u>H45</u></b>	<b><u>Hazelmere and Little Acre, Whitnash</u></b>	<b><u>75-59</u></b>	<b><u>0</u></b>	
		<b><u>H46a</u></b>	<b><u>Gallows Hill</u></b>	<b><u>630</u></b>	<b><u>0</u></b>	<b><u>See site H46B below</u></b>
		<b><u>H46b</u></b>	<b><u>The Asps</u></b>	<b><u>900</u></b>	<b><u>0</u></b>	<b><u>Park and ride; primary school; neighbourhood police office; local centre (including a convenience store of no more than 500sq.m gross floor space), community facilities.</u></b>
		<b>Greenfield Sites – Edge of Kenilworth</b>				
		H06	East of Kenilworth (Thickthorn)	760	8	Local centre, <b><u>primary school</u></b>
		H07	Crackley Triangle	<del>90</del> <b><u>93</u></b>	0	
		ED2	<del>East of Kenilworth (Southcrest Farm)</del>	<del>0</del>	<del>0</del>	<del>Site for new secondary school and 6th Form Centre</del>
		<b><u>H40</u></b>	<b><u>East of Kenilworth (Crewe Lane, Southcrest</u></b>	<b><u>640</u></b>	<b><u>0</u></b>	<b><u>New secondary school;</u></b>

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			<b><u>Farm and Woodside Training Centre) (in accordance with policy DS12)</u></b>		<b><u>primary school; community facilities</u></b>
		<b><u>H41</u></b>	<b><u>East of Warwick Road, Kenilworth</u></b>	<b><u>100</u></b>	<b><u>0</u></b>
		<b>Greenfield Site – Edge of Coventry</b>			
		H08	Oaklea Farm, Finham	20	0
		<b><u>H42</u></b>	<b><u>Westwood Heath (in accordance with policy DSNEW1)</u></b>	<b><u>425</u></b>	<b><u>0</u></b>
					<b><u>Health centre; community facilities (quantified in the context of the development of this allocation and the potential wider area over the long term). Retail facilities: a convenience store of no more than 500sq.m gross floor space.</u></b>
		<b><u>H43</u></b>	<b><u>Kings Hill (in accordance with policy DSNEW1)</u></b>	<b><u>1800 (total capacity up to 4000 - balance to come forward beyond plan period)</u></b>	<b><u>0</u></b>
					<b><u>Potential for some employment land; <del>potentially</del> land for secondary school provision; new primary schools; local centre and community facilities; health centre new rail station</u></b>
		<b>Growth Villages</b>			
		H19	Baginton – Land north of Rosswood Farm	<del>35</del> <b><u>80</u></b>	0
		H20	Barford – Land south of Barford House	8	0
		<del>H21</del>	<del>Barford – Former Sherbourne Nursery</del>	<del>60</del>	<del>0</del>



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		H22	Barford – Land off Bremridge Close	12	0	
		<b><u>H48</u></b>	<b><u>Barford – Land south of Westham Lane</u></b>	<b><u>45</u></b>	<b><u>0</u></b>	
		H23	<del>Bishops Tachbrook – Land south of the school</del>	<del>150</del>	<del>0</del>	
		<b><u>H49</u></b>	<b><u>Bishops Tachbrook - Seven Acre Close</u></b>	<b><u>50</u></b>	<b><u>0</u></b>	
		H24	Burton Green – Burrow Hill Nursery	<del>60</del> <b><u>90</u></b>	0	
		H25	Cubbington – Allotment Land, Rugby Road	35	0	
		H26	Cubbington – Opposite Willow Sheet Meadow	65	0	
		H27	Hampton Magna – South of Arras Boulevard	<del>100</del> <b><u>130</u></b>	0	
		<b><u>H51</u></b>	<b><u>Hampton Magna - Land south of Lloyd Close</u></b>	<b><u>115</u></b>	<b><u>0</u></b>	
		H28	Hatton Park – North of Birmingham Road	<del>80</del> <b><u>150</u></b>	0	
		H29/ <b><u>H30</u></b>	Kingswood – Meadow House <b><u>and Kingswood Farm</u></b>	<del>10</del> <b><u>30</u></b>	0	
		H30	<del>Kingswood – Kingswood Farm</del>	<del>10</del>	<del>0</del>	
		H31	Kingswood – South of The Stables	6	0	
		H32	Kingswood – R/O Brome Hall Lane	12	0	
		H33	<del>Kingswood – West of Mill Lane</del>	<del>5</del>	<del>0</del>	
		H34	<del>Leek Wootton – The Paddock</del>	<del>30</del>	<del>0</del>	
		H35	<del>Leek Wootton – East of Broome Close</del>	<del>5</del>	<del>0</del>	
		H36	<del>Leek Wootton – Former Tennis Courts</del>	<del>5</del>	<del>0</del>	
		H37	Leek Wootton – Car park east of The Hayes	5	0	
		<b><u>DSNEW3</u></b>	<b><u>Leek Wootton - Former Police HQ (in accordance with policy DSNEW3)</u></b>	<b><u>115</u></b>	<b><u>0</u></b>	
		H38	<del>Radford Semele – North of Southam Road</del>	<del>50</del>	<del>0</del>	
		<b>Other rural sites</b>				
		H18	Former Aylesbury House, Hockley Heath	20	0	

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		<p><b>Explanatory Text:</b></p> <p>2.41 All sites were initially assessed for their suitability for housing in the Strategic Housing Land Availability Assessment. Sites were then appraised using the Council's Site Selection Methodology / <b><u>Matrix</u></b> which considered the suitability of each site against the following information:</p> <ul style="list-style-type: none"> <li>• The Sustainability Appraisal</li> <li>• Green Belt Assessment</li> <li>• Landscape Character Assessment</li> <li>• Historic Setting Assessment</li> <li>• Strategic Flood Risk Assessment (SFRA Level 1)</li> <li>• Habitat Assessment, and</li> <li>• Strategic Transport Assessment</li> </ul> <p>2.42 Sites were also assessed against <b><u>the spatial strategy including</u></b> the potential to lead to a coalescence of settlements and the loss of employment land. <b><u>An estimated figure for the number of dwellings for each site is shown; however it is recognised that this may vary dependant on detailed planning at the application stage.</u></b></p> <p><b>Urban Brownfield Sites</b></p> <p>2.43 A number of brownfield sites will become available as a result of the rationalisation or replacement of public sector land and services. The two Kenilworth School sites <del>and</del> Riverside House <del>and Leamington Fire Station</del> will become available when alternative premises have been provided for the existing users. <del>The land at Montague Road is available in part and capable of being developed in phases.</del></p> <p>2.44 <del>Land at Station Approach is partly vacant and the site is being brought forward by a joint venture between the Council and a housing provider with grant funding from the Homes and Community Agency. The Council is proactively also bringing forward</del> <b><u>part of</u></b> the site at Court Street <b><u>that does not yet have planning permission.</u></b></p> <p>2.45 <del>The Soans site is currently being assembled for housing development utilising an area where vacancy rates in existing industrial premises are high. The site forms part of a wider area that has potential to deliver canalside regeneration through the support of policy DS14</del></p> <p>2.46 The site of the former sewage works is set back from Harbury Lane and is sandwiched between the sites at Grove Farm and Heathcote Farm. Thus the site, which requires extensive remediation, cannot come forward until a suitable access from an adjoining site is made available.</p> <p>2.47 The site at Aylesbury House is a small brownfield site in the Green Belt, south east of Hockley Heath, with potential for some redevelopment and infilling around the original Aylesbury House <b><u>without needing to be removed from the Green Belt.</u></b></p>

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		<p>2.48 The small site at Theatre Street <b><u>has been granted planning permission for 39 dwellings.</u></b> <del>is likely to become vacant within the plan period and provide an opportunity to supplement an existing planning permission and to redevelop and improve this prominent site on the edge of Warwick Town Centre.</del></p> <p><b>Greenfield Sites</b></p> <p>2.49 The strategic urban extension to the south of Warwick and Leamington comprises of land to the west of Europa Way, <b><u>South of Gallows Hill/the Asps</u></b> and land to the south of Harbury Lane. <b><u>In addition to the sections that are brownfield sites, this area will deliver an estimated 4345 dwellings. With the exception of a small section to the south of Harbury Lane (capacity for 100 dwellings) and a small area west of Europa Way (capacity 50 dwellings), this whole area has been granted planning permission during 2014, 2015 and 2016 and parts of this are now under construction. In addition to housing,</u></b> <del>the area will deliver up to 2695 homes along with extended</del> <b><u>new</u></b> <del>secondary school facilities, three</del> <b><u>four</u></b> <del>primary schools, employment land and local GP services, shops, community facilities and an important buffer of open space to the south to be delivered as a Country Park.</del></p> <p>2.50 The site at Whitnash East provides an extension to the committed site <b><u>under construction</u></b> located off St. Fremunds Way, to the south of Sydenham. The site will deliver <b><u>an estimated</u></b> <del>up to 300</del> 500 homes along with an ecology and landscape corridor adjacent to Whitnash Brook and a partial rebuild and extension of Campion School which will enable access to be provided.</p> <p>2.51 <del>Land at Red House Farm forms an extension to Lillington, one of the most deprived neighbourhoods in Warwickshire. The urban extension will provide for up to 250 new homes, of different types and tenures, and support regeneration in Lillington itself.</del></p> <p>2.52 The strategic urban extensions <del>to the east of Kenilworth, at Thickthorn,</del> <b><u>Crewe Lane, Southcrest Farm and Woodside Training Centre,</u></b> will provide for <b><u>an estimated</u></b> <del>up to 760</del> 1400 new homes and 8 hectares of employment land. Kenilworth has seen relatively little new development in the last 20 years and the new housing which has been provided has been largely at the expense of employment land. This development, therefore, provides the opportunity to deliver new housing and employment in a sustainable location along with the necessary supporting facilities of a <b><u>including</u></b> <del>primary school</del> <b><u>schools,</u></b> local centre and open space. <b><u>In order to ensure the delivery of housing and associated uses in Kenilworth, the Council will consider the use of its Compulsory Purchase Powers.</u></b> <del>Later in the Plan Period a</del> A new secondary school will be provided on land to the north at Southcrest Farm. A further 90 93 homes <b><u>now have planning permission</u></b> <del>will be provided</del> on a site to the north of the town at Crackley.</p> <p>2.52a <b><u>At Westwood Heath, land has been identified for a residential-led, mixed-use development. Given infrastructure constraints, especially along the strategic and local highways network, the housing to be provided on site is capped at 425 dwellings during the current plan period. However, the creation of improved road infrastructure / additional network capacity could allow for further residential</u></b></p>

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		<p><b><u>development to be accommodated without undue adverse impacts on local amenity, on land that has been safeguarded adjacent to the allocated site.</u></b></p> <p>2.52b <b><u>At Kings Hill an area of 269ha has been identified for a residential-led, mixed-use development. The site has an overall capacity of c. 4,000 dwellings, with c. 1,800 dwellings being deliverable by the end of the current plan period. The mixed use development may also deliver opportunities for employment provision. Land will be made available for open space, leisure and amenity uses and a green infrastructure network will link to the wider countryside and north to the conurbation. A local centre will be provided at an appropriate scale, incorporating a range of local community facilities and services including meeting space / community buildings, emergency services infrastructure, youth facilities / play areas and local retail provision for convenience shopping. Land for education will be required to serve the development, which will need to be expanded as the site develops over time.</u></b></p> <p>Village Allocations</p> <p>2.53 The majority of the village housing allocations are located on the edge of the existing limits to the built up areas of the village in locations which will provide natural extensions. Large sites of over 50 dwellings will be brought forward in phases (see Policy H10) so that the growth of the village can take place more slowly and in proportion to the size of the settlement. This will provide a greater opportunity for new communities to integrate in to the life of the village and for housing to meet local needs which will change over the lifetime of the Plan.</p>
MM9	DS12	<p><b>DS12 Allocation of Land for Education</b></p> <p>Land at Southcrest Farm, Kenilworth (ED2) and land at Myton (ED1), as shown on the Policies Map, is allocated for educational uses and other compatible uses (see policy HS5). This includes, on each site, the provision of a secondary school, 6th form centre and, <b><u>if deemed the most appropriate location</u></b>, a primary school.</p> <p><b><u>In the case of Southcrest Farm the whole area of the site is unlikely to be required for educational purposes. Any land within this site that is surplus to the educational requirement is therefore allocated for housing (see Policy DS11).</u></b></p> <p><b>Explanatory Text</b></p> <p>2.56 Kenilworth Secondary School and 6th Form: the existing school sites are allocated for housing within Policy DS11. The school is seeking to locate all its facilities on a single site. Further, the additional housing proposed in the Kenilworth priority area means that the school needs additional capacity if it is to continue to offer the educational choice it currently provides <b><u>provide for the educational needs of the town and surrounding area</u></b>. For these reasons, a new site for a secondary school in Kenilworth is required. In addition, the additional housing allocated in the Kenilworth area requires the provision of a new primary school <b><u>schools. Over and above the educational land requirement, the</u></b></p>

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		<p><b><u>site has capacity for housing, as set out in Policy DS11.</u></b> The land at Southcrest Farm, as shown on the Policies Map, is therefore allocated <del>for</del> <b><u>primarily for</u></b> educational purposes and other compatible uses as defined by policy HS5, <b><u>and for housing where there is surplus land over and above the educational requirement.</u></b></p> <p>2.57 Myton Area: there is insufficient capacity in existing primary and secondary schools to support the development proposed to the south of Whitnash and Warwick. It is therefore necessary to provide new <del>and expanded</del> educational facilities in this area. <del>In total three new primary schools are required. Two of these</del> <b><u>primary schools</u></b> will be provided to the south of Harbury Lane <b><u>and one at the Asps</u></b> as set out in Policy DS15. <del>The third</del> <b><u>A further</u></b> primary school, <del>along with new and partially refurbished secondary and sixth form facilities,</del> will be provided <b><u>within site H01 and could be located</u></b> within the area on the Policies Map set aside for education purposes. <b><u>This allocation (ED1) will provide for a new secondary and sixth form facility.</u></b> and other compatible uses as defined by policy HS5. <del>This will enable Myton School to enlarge its footprint to provide the additional capacity required and deliver a new integrated education campus.</del></p>
MM10	DS13	<p><b>DS13 Allocation of Land for a Country Park</b></p> <p>Land adjoining the Tach Brook, as shown on the Policies Map, <del>will be</del> <b><u>is</u></b> allocated for a Country Park</p>
MM11	DS14	<p><b>DS14 Allocation of Land for a Community Stadium and associated uses</b></p> <p>Land at Myton, adjoining Warwick Technology Park, as shown on the Policies Map, <del>will be</del> <b><u>is</u></b> allocated as a Community Hub <b><u>Stadium</u></b> to provide <del>a</del> the following infrastructure and services community sports complex and complementary uses.</p> <p><b>Explanatory Text:</b></p> <p>2.60 The community hub <del>will provide a focus for a range of community facilities which can support the new communities being established to the south of Warwick.</del> <b><u>The allocation of this land for a community stadium and associated uses will provide an opportunity to establish a sustainable location for a new stadium and sports facility for the area. A range of appropriate complementary uses could also be considered. Across the wider site to the West of Europa Way (H01), other services and facilities will also be required and could be provided within the area allocated for the Community Stadium.</u></b></p> <p>2.61 Local retail facilities are important in reducing the need to travel and in encouraging walking and cycling. Such facilities perform an important role in enhancing quality of life and sense of place. These facilities should provide for a convenience store of no more than 500sq. m gross floor space. A number of other smaller stores may also be provided.</p> <p>2.62 A community meeting place is important in providing a location for community activities and meetings. This could take the form of a community centre, place of worship or a multi-functional facility.</p> <p>2.63 The community sports complex will provide an opportunity for new sports facilities to be developed. This could also include provision of a small stadium with complementary uses, should such a scheme be viable.</p> <p>2.64 The medical centre will provide capacity for 5 general practitioners as required by the Care Commissioning Group to</p>

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		<del>meet the needs of the new communities to the south of Warwick.</del> <del>2.65 The facilities and services required in this policy may be integrated to enable more efficient use of land.</del>						
MM12	DS15	<p><b>DS15 Comprehensive Development of Strategic Sites</b></p> <p>The sites to which this policy applies are (as shown on the Policies Map):</p> <p>a) <b><u>H02</u></b> - South of Harbury Lane, including the former sewage works ;</p> <p>b) <b><u>H01</u></b> - West of Europa Way;</p> <p>c) <del>Red House Farm;</del></p> <p>d) <del>Whitnash East/South of Sydenham; and</del></p> <p>e) <del>Thickthorn</del> <b><u>H06 and H40 - East of Kenilworth (Thickthorn, Crewe Lane, Southcrest Farm and Woodside Training Centre)</u></b></p> <p>f) <b><u>H42 - Land at Westwood Heath</u></b></p> <p>g) <b><u>H43 - Kings Hill (including land identified for development beyond the current plan period)</u></b></p> <p>h) <b><u>H46a and H46b - Land at Gallows Hill and the Asps</u></b></p> <p>Proposals for all or part of the allocated <b><u>strategic</u></b> sites detailed above will be approved where they <b><u>represent</u></b> <del>take full account of a comprehensive development scheme for the whole site. The comprehensive development scheme will <b><u>take</u></b></del> <b><u>There will be a requirement to demonstrate this by the submission of</u></b> <del>the form of either a Development Brief or a Masterplan</del> <b><u>a Layout and Design Statement as appropriate</u></b> to be approved by the Local Planning Authority <b><u>(Policy BE2)</u></b>.</p> <p>The Development Brief or Masterplan <b><u>Layout and Design Statement</u></b> should address the criteria set out in Policy BE2 and, for the sites set out below, should provide for the delivery of infrastructure and services which as a minimum should include the following:</p> <table><tr><th>Site</th><th>Infrastructure and Services</th></tr><tr><td>Land South of Harbury Lane <b><u>(H02)</u></b></td><td>Two new primary schools Country park (see Policy DS13) A community meeting place Retail facilities: a convenience store of no more than 500sq. m gross floor space. A number of other smaller stores may also be provided</td></tr><tr><td>Land at Myton / West Europa Way <b><u>(H01)</u></b></td><td><b><u>Land for a</u></b> secondary school, sixth form facility and primary school (see Policy DS12) Community hub <b><u>Community Stadium and associated</u></b></td></tr></table>	Site	Infrastructure and Services	Land South of Harbury Lane <b><u>(H02)</u></b>	Two new primary schools Country park (see Policy DS13) A community meeting place Retail facilities: a convenience store of no more than 500sq. m gross floor space. A number of other smaller stores may also be provided	Land at Myton / West Europa Way <b><u>(H01)</u></b>	<b><u>Land for a</u></b> secondary school, sixth form facility and primary school (see Policy DS12) Community hub <b><u>Community Stadium and associated</u></b>
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				<p><b><u>uses</u></b> (see Policy DS14)</p> <p><b><u>Retail facilities: a convenience store of no more than 500sq.m gross floor space. A number of other smaller stores may also be provided.</u></b></p> <p>Health facilities-(See Policy DS14)</p> <p><b><u>A community meeting place</u></b></p>
		Thickthorn <del>East of</del> <b><u>Kenilworth (H06 and H40)</u></b>		<p><b><u>Land for secondary school and primary schools (see DS12)</u></b></p> <p>A community meeting place</p> <p>Retail facilities: a convenience store of no more than 500sq. m gross floor space. A number of other smaller stores may also be provided</p>
		<b><u>Land at Kings Hill (H43)</u></b>		<p><b><u>Secondary school and primary school(s)</u></b></p> <p><b><u>A community meeting place</u></b></p> <p><b><u>Health facilities</u></b></p> <p><b><u>Retail facilities: a convenience store of no more than 500sq. m gross floor space. A number of other smaller stores may also be provided</u></b></p>
		<b><u>Westwood Heath (H42)</u></b>		<p><b><u>Health facilities;</u></b></p> <p><b><u>Community facilities</u></b></p>
		<b><u>Gallows Hill and the Asps (H46a and H46b)</u></b>		<p><b><u>Retail facilities: a convenience store of no more than 500sq. m gross floor space. A number of other smaller stores may also be provided</u></b></p> <p><b><u>Primary School</u></b></p> <p><b><u>Park and Ride</u></b></p>
		<p>The Development Briefs <del>or Masterplan</del> <b><u>or layout and design statements</u></b> for:</p> <p><b><u>a) the sites south of Harbury Lane, west of Europa Way, south of Gallows Hill and The Asps;</u></b></p> <p><b><u>b) Kings Hill and Thickthorn / east of Kenilworth;</u></b></p> <p><b><u>c) Kings Hill and Westwood Heath;</u></b></p> <p><b><u>should be broadly compatible with each other in their approach to development issues, provision of linked</u></b></p>		

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		<p><b><u>infrastructure and commitment to sustainable growth.</u></b></p> <p><del>should also take account of, and ensure alignment with, the proposals for the site West of Europa Way, and vice versa.</del></p> <p><b>Explanatory Text</b></p> <p>2.66 <del>The sites listed within this policy are the allocated strategic urban extensions.</del> A number of these sites are in multiple ownerships <b><u>and may come forward for development separately.</u></b> This policy seeks to ensure that development on these sites comes forward within the context of an appropriate <b><u>and</u></b> comprehensive <b><u>development</u></b> scheme. The Development Brief <b><u>/ Layout and Design Statement</u></b> <del>or Masterplan</del> should clearly demonstrate how the mix of uses and the infrastructure requirements set out in policy DS7 (and articulated further within the Policies Map and Infrastructure Delivery Plan) will be planned for and delivered to ensure the development is sustainable and meets the policies set out elsewhere in this Local Plan. <b><u>To ensure the most sustainable and deliverable form of development is achieved on these significant sites, landowners are strongly encouraged to work together closely to produce the most appropriate overall scheme for the site. This might for example be achieved through the setting up of consortia or other formal means of co-ordinated joint working (including the local planning authority as a full partner).</u></b></p> <p>2.67 Without a comprehensive development scheme, the delivery of infrastructure and services (such as schools, open space, roads, transport facilities, community facilities and local centres) cannot be guaranteed or properly integrated into the area. Further, incremental proposals which do not take sufficient account of proposals for the whole site are less likely to deliver a high quality, integrated development which can build a strong sense of place and sustainable neighbourhoods.</p> <p>2.68 The <b><u>strategic</u></b> sites at <del>West of Europa Way and South of Harbury Lane</del> will be required to be developed in a comprehensive manner whereby the proposals for one take account of the other. This will further ensure integrated development, efficient use of land and access to high quality infrastructure and services across the <del>two</del> sites.</p>
<b>MM13</b>	DS16	<p><b>DS16 Sub-Regional Employment Site</b></p> <p>Land in the vicinity of Coventry Airport (totalling 235 hectares) as shown on the Policies Map, <del>is</del> <b><u>is</u></b> will be allocated as a major employment site (for B1, B2 and B8 uses) of sub-regional significance.</p> <p>The Council will require that a Masterplan or Development Brief is prepared, which will ensure that the site is developed in a comprehensive manner.</p>
<b>MM14</b>	DS18	<del>Delete Policy DS18 - Regeneration of Lillington and explanatory text</del>
<b>MM15</b>	DS19	<p>DS19 Green Belt</p> <p>The extent of the Green Belt is defined on the Policies Map. <del>The Council will apply Green Belt policy in accordance with government guidance as set out in the national planning policy.</del> <b><u>The Council will apply national planning policy to</u></b></p>



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		<p><b><u>proposals within the green belt.</u></b></p> <p>...</p> <p>2.81 Land has been removed from the Green Belt at:</p> <ul style="list-style-type: none"> <li>• <del>Red House Farm, Leamington Spa;</del></li> <li>• Castle <b><u>Kenilworth</u></b> Sixth Form, Rouncil Lane, Kenilworth <b><u>(H12)</u></b></li> <li>• Thickthorn <b><u>(H06)</u></b>, and <b><u>Crewe Lane, Southcrest Farm and Woodside Training Centre (H40)</u></b>, Kenilworth;</li> <li>• <b><u>Warwick Road, Kenilworth (H41)</u></b></li> <li>• <b><u>Westwood Heath (H42)</u></b></li> <li>• <b><u>Westwood Heath – Safeguarded Land (S1)</u></b></li> <li>• <b><u>Kings Hill (H43)</u></b></li> <li>• Land in the vicinity of Coventry Airport (sub-regional employment site)</li> <li>• University of Warwick;</li> <li>• Oak Lea, Finham <b><u>(H08)</u></b>;</li> <li>• Baginton <b><u>(H19)</u></b>;</li> <li>• Burton Green <b><u>(H24)</u></b>;</li> <li>• Cubbington <b><u>(H25 and H26)</u></b>;</li> <li>• Hatton <b><u>(H28)</u></b>;</li> <li>• Hampton Magna <b><u>(H27 and H51)</u></b>;</li> <li>• Leek Wootton <b><u>(see DSNEW3)</u></b></li> <li>• Kingswood (Lapworth) <b><u>(H29, H30, H31, H32)</u></b>.</li> </ul>
<b>MM16</b>	DS20	<p><del>DS20 Accommodating Housing Need Arising from Outside the District</del></p> <p><del>The existence of unmet housing need arising outside the District will not render this Plan out of date. However, the Plan will be reviewed if evidence demonstrates that significant housing needs arising outside the District should be met within the District and cannot be adequately addressed without a review. To establish this, the Council will work with other local authorities in the Coventry and Warwickshire Housing Market Area to:</del></p> <ul style="list-style-type: none"> <li><del>a) prepare and maintain a joint evidence base including housing need and housing land availability</del></li> <li><del>b) take part in a process to agree the strategic approach to address any shortfall of land availability to deliver in full the Housing Market Area's Objectively Assessed Housing Need or other evidenced housing need arising outside the District.</del></li> </ul>

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		<p>e) <del>where the evidence, and the duty to cooperate process clearly indicates that there is a housing need that cannot be met within the administrative boundaries of the authority in which the need arises and part or all of the need could most appropriately be met within District, the District Council will seek to identify the most appropriate sites to meet this need and will review the Local Plan to do this, should it be required.</del></p> <p><b><u>Policy DS20 Review of the Local Plan</u></b></p> <p><b><u>The Plan will be reviewed (either wholly or partially) prior to the end of the Plan Period in the event of one or more of the following circumstances arising: -</u></b></p> <ul style="list-style-type: none"> <li>a) <b><u>Through the Duty to Co-operate, it is necessary to accommodate the development needs of another local authority area within the District and these development needs cannot be accommodated within the Local Plan's existing Strategy;</u></b></li> <li>b) <b><u>Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed;</u></b></li> <li>c) <b><u>The monitoring of the Local Plan (in line with the Delivery and Monitoring Activities Section and particularly the monitoring of housing delivery) demonstrates that the overall development strategy or the policies are not delivering the Local Plan's objectives and requirements;</u></b></li> <li>d) <b><u>development and growth pressures arising from the specific circumstances in the area to the south of Coventry (as identified in Policy DS New 1 part 4. The Council has committed to a partial review of this area within five years of adoption to consider whether additional housing is needed and the availability of infrastructure to deliver it);</u></b></li> <li>e) <b><u>Any other reasons that render the Plan, or part of it, significantly out of date;</u></b></li> <li>f) <b><u>In any event the Council will undertake a comprehensive review of national policy, the regional context, updates to the evidence base and monitoring data before 31st March 2021 to assess whether a full or partial review of the Plan is required. In the event that a review is required, work on it will commence immediately.</u></b></li> </ul> <p><b><u>Explanatory Text</u></b></p> <p><b><u>2.82 In the event that the Plan as a whole or a key part of it becomes out of date, it will be necessary to undertake a full or partial review of the Plan. There are a number of factors that could render the Plan out of date:</u></b></p> <ul style="list-style-type: none"> <li>a) <b><u>The Coventry and Warwickshire Memorandum of Understanding (MOU) may need to be updated to</u></b></li> </ul>

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		<p><b><u>reflect changing circumstances and evidence. In the event that a new or revised Memorandum of Understanding would require substantive revisions to the Local Plan proposals, then a partial or full review is likely to be necessary. However a new or revised MOU will not necessarily require a review of the Plan where the changes can be accommodated within the Plan's Strategy.</u></b></p> <p>b) <b><u>National planning guidance is clear that updated evidence (such as new national household projections) will not necessarily render the Plan out of date. However where evidence signals a substantial and sustained change to the context of the Local Plan, this will trigger a review (partial or whole) of it.</u></b></p> <p>c) <b><u>The delivery of the Local Plan's objectives, including the overall annual housing requirement will be closely monitored. Where the Plan's proposals and policies are clearly failing to deliver the Plan's overall strategy and objectives (for instance where there is clear evidence over a sustained period that housing delivery is failing to deliver the Plan's overall housing requirement), the Plan will require a review.</u></b></p> <p><b><u>2.82a To ensure the Plan remains up to date and relevant, the Council is committed to undertaking a comprehensive review of national policy, the regional context, updated evidence and monitoring data. The outcomes of this review will be reported to the Council before the end of March 2021 with a clearly justified recommendation as to whether a partial or comprehensive review of the Plan is required.</u></b></p> <p><b><u>2.82b During this period to 2021, the Council will also continue to work with other Councils in Coventry and Warwickshire to consider whether a statutory Single Spatial Strategy should be prepared to cover a wider area than the District. In the event that the Council takes part in preparing a statutory Single Spatial Strategy, this will constitute a review of the Local Plan in accordance with this policy.</u></b></p> <p><b><u>2.83 Policy DS NEW1 indicates that a partial review of the Local Plan will be undertaken within five years of the adoption of the plan, to address specific circumstances in the area to the south of Coventry. This proposed partial review will be undertaken in any event.</u></b></p>
<b>MM17</b>	DSNEW1	<p><b><u>Policy DS NEW 1 Directions for Growth South of Coventry</u></b></p> <p><b><u>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: -</u></b></p> <ul style="list-style-type: none"> <li>i. <b><u>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;</u></b></li> <li>ii. <b><u>to the south by the emergent line of HS2;</u></b></li> <li>iii. <b><u>to the east by the current built-up area and by the A46;</u></b></li> </ul>

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		<p>iv. <b><u>to the west by the outskirts of the settlement of Burton Green.</u></b></p> <p><b><u>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.</u></b></p> <p><b><u>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.</u></b></p> <p><b><u>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.</u></b></p> <p><b><u>5. Proposals for development in the area should demonstrate how they have addressed the following broad principles: -</u></b></p> <ul style="list-style-type: none"> <li>i. <b><u>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;</u></b></li> <li>ii. <b><u>identified and emerging strategic infrastructure improvements must be taken into account, including provision for improvements to highways junctions, road capacity improvements and public transport links.</u></b></li> <li>iii. <b><u>development proposals must take into account the potential for future growth at the University of Warwick (MS1);</u></b></li> <li>iv. <b><u>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.</u></b></li> </ul> <p><b><u>Explanatory text:</u></b></p> <p><b><u>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.</u></b></p> <p><b><u>Issues include the extant and emerging infrastructure in the local area (including HS2) and existing and</u></b></p>

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		<p><b><u>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)</u></b></p> <p><b><u>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.</u></b></p> <p><b><u>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 (see appendix B) will also assist in supporting the essential place making activities necessary to ensure a sustainable community is created.</u></b></p> <p><b><u>Developers and promoters will be expected to provide their own detailed masterplans / design approaches that are in accordance with these strategic principles.</u></b></p> <p><b><u>Proposals should accord with the requirements of all other relevant policies in the Local Plan.</u></b></p>
MM18	DSNEW2	<p><b><u>DSNEW2</u></b></p> <p><b><u>Safeguarded land is identified on the Policies Map in order that it may be utilised, if required, to meet longer-term strategic development needs beyond the Local Plan period.</u></b></p> <p><b><u>The following principles apply to safeguarded land:</u></b></p> <ul style="list-style-type: none"> <li>a) <b><u>It is not allocated for development at the present time;</u></b></li> <li>b) <b><u>Local Plan policies relating to development in the rural area and open countryside will apply;</u></b></li> <li>c) <b><u>Development that would prejudice the future comprehensive development of the safeguarded land area will not be permitted;</u></b></li> <li>d) <b><u>The status of safeguarded land will only change through a review of the local plan following an assessment of development need and the identification of the most appropriate locations for development.</u></b></li> </ul> <p><b><u>Safeguarded land is identified on the policies map in the following location:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>S1 Land south of Westwood Heath Road</u></b></li> </ul> <p><b><u>Explanatory Text</u></b></p>

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		<p><b><u>2.1 National policy recommends that when reviewing Green Belt boundaries through a local plan it is important to have regard to potential development needs well beyond the plan period, and consequently be satisfied that boundaries will not need to be altered at the end of the plan period. Therefore, the Council has identified an area of safeguarded land between the urban area and the new Green Belt boundary in order to assist in meeting potential long term development requirements.</u></b></p> <p><b><u>2.2 The Council recognises that there is a limited amount of suitable land currently available outside of the Green Belt to meet long-term development needs, particularly those needs arising in Coventry. Therefore identifying 'safeguarded land' in appropriate locations may assist in meeting the long-term development needs of the functional housing and economic market area.</u></b></p> <p><b><u>2.3 Safeguarded land is not allocated for development and is within the rural area; therefore rural and open countryside policies will apply. Other than development in accordance with the policy, planning permission for the permanent development of safeguarded land will not be granted ahead of a review of the Local Plan where this proposes the area for development</u></b></p>
MM19	DSNEW3	<p><b><u>DSNEW3 – Former Police HQ, Leek Wootton</u></b></p> <p><b><u>The former Police Headquarters site will be developed for housing purposes. Built development will be limited to appropriate areas of the site that lie within the Village Growth Envelope Boundary (Policy H10) as identified on the Policies Map. There will be a requirement to agree a masterplan with the Council for the entirety of the former police headquarters landholding, including other associated land parcels outside of the Growth Village Envelope Boundary.</u></b></p> <p><b><u>All planning applications for development of the site within the Growth Village Envelope must comply with the Masterplan and accord with other relevant policies of this Local Plan and any adopted Neighbourhood Development Plan, taking account of viability. In determining any planning applications on the site the local planning authority will seek to ensure that the proposals:</u></b></p> <ul style="list-style-type: none"> <li><b><u>a) Protect and enhance the historic assets and their setting;</u></b></li> <li><b><u>b) Secure the sustainable long-term future of Woodcote House as a Grade 2 Listed Building;</u></b></li> <li><b><u>c) Contribute positively to the landscape character;</u></b></li> <li><b><u>d) Deliver a mix of housing, including affordable housing;</u></b></li> <li><b><u>e) Demonstrate a high quality of design and layout, including an appropriate means of access and circulation;</u></b></li> <li><b><u>f) Make provision for all reasonable infrastructure requirements, including open space;</u></b></li> <li><b><u>g) Make provision for the future management / maintenance of the balance of the site (those areas not to be utilised for housing development),</u></b></li> </ul>

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		<p><b><u>h) The Council will require the developer to enter into an agreement / agree a mechanism in order to provide certainty that both the new build (greenfield) housing elements on the allocation and Woodcote House conversion (and the associated restoration of its setting) are delivered simultaneously or within a mutually acceptable timescale.</u></b></p> <p><b><u>Explanatory Text</u></b></p> <p><b><u>3.1 Warwickshire Police have declared this site surplus to operational requirements. Encompassing a large area of previously developed land within the Growth Village of Leek Wootton, the site offers the potential to contribute significantly to the delivery of new housing necessary to meet the needs of the District, whilst simultaneously securing the long-term use, and therefore conservation, of the Grade II listed Woodcote House and its setting within the associated locally listed gardens / parklands.</u></b></p> <p><b><u>3.2 Development of this site for housing will be supported provided that it is carefully managed to ensure that the site's heritage and landscape assets are conserved and enhanced. Development will only be permitted where it is brought forward in accordance with the vision, development principles and framework that will be provided by an agreed Masterplan. Given the specific circumstances of the site, including that significant demolition and restoration work will be required to enhance the site's historic value, it will be important to ensure that the combined effects of policy requirements do not render development, which can positively contribute to sustainable development at this location, unviable and thus undeliverable.</u></b></p> <p><b><u>3.3 To ensure the full development of the allocation and the overall benefits to the setting of Woodcote House and its immediate environment, the Council will require assurances that the conversion and works to Woodcote House and its curtilage are delivered within an appropriate timescale. Securing the full and comprehensive delivery / development of the site is important to ensure that the full range of benefits identified in the masterplan is forthcoming.</u></b></p>
MM20	DSNEW4	<p><b><u>DSNEW4</u></b></p> <p><b><u>Land at Castle Farm (SP1) and land at Warwick Road (SP2), Kenilworth, as shown on the Policies Map, is allocated for the provision of outdoor sport.</u></b></p> <p><b><u>Appropriate facilities associated with the provision of outdoor sport will be permitted provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.</u></b></p> <p><b><u>Explanatory Text</u></b></p> <p><b><u>4.1 The Playing Pitch Strategy recognises that the provision of outdoor sport requires quantitative and qualitative improvements in order to meet the needs of the existing and predicted population in the district.</u></b></p>

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		<p><b><u>This is particularly the case in Kenilworth where there are a number of sporting clubs with limited capacity for expansion or improvement and where there may arise a future need due to displacement.</u></b></p> <p><b><u>4.2 The provision of additional land at Castle Farm for outdoor sport will complement, and may assist the improvement of, existing playing facilities at the site. Land at Warwick Road will complement the proposed housing allocation H41 immediately to the north and provide an appropriate southern edge to Kenilworth. Both sites are in suitable, accessible locations and will offer better provision in terms of quantity and /or quantity than the existing provision in the area.</u></b></p>
MM21	EC1	<p><b>EC1 - Directing New Employment Development</b></p> <p><b>In Urban Areas</b></p> <p>New office development (within Use Class B1 (a)) will be permitted within the town centres. Outside of town centres office development will be permitted in accordance with criteria <del>A to C</del> <b><u>a) and b)</u></b> below.</p> <p>Small scale office development may be appropriate within the upper floors of local shopping centres.</p> <p>New employment development (within Use Classes B1 (b) and (c), B2 and B8) will be permitted in the following locations:</p> <ul style="list-style-type: none"> <li>a) within the employment land allocated <del>as part of the Strategic Urban Extensions</del> in policy DS9;</li> <li>b) within established and committed employment areas in Policy EC3;</li> <li>c) <del>in accordance with policy TR11,</del> within the town centres, subject to the town centre policies or any subsequent Area Action Plan coming into effect after this plan.</li> </ul> <p>Proposals for office development in locations at the edge of the town centres will also be considered if no suitable sites are available in any of the preferred locations above. Only if no suitable sites are available in an edge-of-centre location will out-of-centre locations be considered. An impact assessment will be required for out of town <b><u>centre</u></b> proposals over 2,500sq.m.</p> <p><del>Proposals for non-office employment development (i.e. development within Use Classes B1 (b) and (c) B2 and B8) not falling within any of categories a) to c) above will be resisted unless it is shown that no suitable sites are available within any of those categories.</del></p> <p><b>In Rural Areas</b></p> <p>New employment development will be permitted in the rural areas in the following circumstances:</p> <ul style="list-style-type: none"> <li>a) To promote sustainable development in the growth villages (identified on the Policies Map)</li> <li>b) For the diversification of agricultural and other land based rural businesses in accordance with policy EC2</li> <li>c) Within the major sites identified on the policies map in accordance with Policy MS2.</li> <li>d) Within the allocated sub regional employment site where it provides for sub regional employment needs in accordance with <b><u>DS16</u></b></li> </ul>



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		<p>e) To support the sustainable growth and expansion of existing rural business and enterprise</p> <p>In all instances applicants will be required to demonstrate that:</p> <p>a) The proposal would not generate significant traffic movements which would compromise the delivery of wider sustainable transport objectives, including safety, in accordance with TR2</p> <p>b) The design and scale of the proposal would not have a detrimental impact on the landscape and character of the area.</p> <p>In the Green Belt proposals will be determined in line with national policy and policies MS1 and MS2.</p> <p><b>Explanatory Text</b></p> <p>...</p> <p>3.16 ... These are considered to be suitable in terms of their accessibility and location, as they are well related to existing employment and housing areas.</p> <p><del>3.17 For employment proposals outside of the above locations (that are not in accordance with this Plan) applicants will be required to demonstrate that there are no other sequentially preferable alternatives available.</del></p>
MM22	EC3	<p><b>EC3 - Protecting Employment Land and Buildings</b></p> <p>...</p> <p>e) the proposal is solely for affordable housing as defined in national guidance.</p> <p><del>This policy does not apply to land which provides for sub regional employment needs.</del></p> <p><b><u>The redevelopment or change of use of existing or committed employment land and buildings (Use Classes B1, B2 and B8) on the sub regional employment land allocation (DS16) or the Thickthorn, Kenilworth allocation (E2) will not be permitted.</u></b></p> <p><b>Explanatory text</b></p> <p>...</p> <p>3.43 This policy does not apply within the designated town centres of Royal Leamington Spa, Warwick and Kenilworth. The Council is also committed to the protection of employment land in the town centres through Policy TC11 which identifies protected town centre employment areas</p> <p><b><u>3.43a In the case of the sub regional employment site in the vicinity of Coventry Airport (DS16) and the employment allocation at Thickthorn, Kenilworth (E2), redevelopment proposals for other uses will not be permitted. This reflects the former Green Belt status of these locations where exceptional circumstances for the release of the land from the Green Belt have been justified on the basis of compelling and clear evidence</u></b></p>

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		<b><u>of an employment land need in those locations.</u></b>
<b>MM23</b>	TC2	<p><b>TC2 Directing Retail Development</b></p> <p>Within the town centres, new retail development should be located as a first preference in the retail areas defined on the Policies Map.</p> <p><del>Where a suitable site is not available for a large scale retail development proposal within these areas in Royal Leamington Spa, the order of preference is:</del></p> <ul style="list-style-type: none"> <li><del>a) the Chandos Street allocation defined on the Policies Map in accordance with Policy TC4; and then</del></li> <li><del>b) the area of search defined on the Policies Map in accordance with Policy TC5.</del></li> </ul> <p><del>Where a suitable site is not available for a retail development proposal in these areas in Warwick, the next preference is the mixed use area of Warwick town centre defined on the Policies Map in accordance with Policy TC11.</del></p> <p>Where suitable sites are not available in any of these <b><u>the retail</u></b> areas, sites in edge-of-centre locations <b><u>on the edge of the retail areas</u></b> will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered.</p> <p><del>Where edge-of-centre or out-of-centre sites</del> <b><u>on the edge of the retail areas</u></b> are considered, preference will be given within each category to accessible sites that are well connected with the town-centre <b><u>retail area</u></b>. Evidence of the impact on the <del>town-centre</del> <b><u>retail area</u></b> will be required where the proposal is above 500 square metres gross floor space.</p> <p><b>Explanatory Text:</b></p> <p>3.56 The sequential approach to be followed requires that locations are considered in the following order; first sites and buildings within the defined "retail areas" of the town centres, and then, <del>in the case of Royal Leamington Spa, firstly the Chandos Street development allocation and secondly the area of search set out in Policy TC5 and in the case of Warwick the mixed use area set out in Policy TC11. In Kenilworth, the whole of the town centre is within the retail area. In all town centres this is then followed by edge of centre sites, and then out of centre sites.</del> <b><u>sites on the edge of the retail areas, and then out- of- centre sites. In considering sites on the edge of the retail areas preference will be given to accessible sites that are well connected to the retail area.</u></b></p>
<b>MM24</b>	TC6 / TC7	<p><b>TC6 Primary Retail Frontages</b></p> <p><b>Explanatory Text</b></p> <p>...</p> <p>3.75 ... Furthermore, for the purposes of determining a planning application, when calculating the percentage of the frontage which would be in a non-A1 use, this should include the proposal in question.</p> <p><b><u>3.76 It is clearly not in the best interests of the district's town centres, (both economically and environmentally)</u></b></p>

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		<p><b><u>for units to remain vacant for long periods. In instances where there is thorough evidence to substantiate that a unit has been vacant and actively and appropriately marketed for over 12 months the Council will consider setting aside the requirements of Policy TC6 and allowing other A class uses. In considering such proposals, the Council would expect the new use to include an active frontage.</u></b></p> <p><b>TC7 Secondary Retail Areas</b> <b>Explanatory Text</b> ...</p> <p><del>3.76</del> <b><u>3.77</u></b> The vitality of the town centres can be maintained and enhanced by encouraging an appropriate range of uses within them where these do not threaten the centres retailing role. The objective of this policy is to identify locations where this mix can be encouraged.</p> <p><b><u>3.78 It is clearly not in the best interests of the district's town centres, (both economically and environmentally) for units to remain vacant for long periods. In instances where there is thorough evidence to substantiate that a unit has been vacant and actively and appropriately marketed for over 12 months the Council will consider setting aside the requirements of Policy TC7 and allowing other uses. In considering such proposals, the Council would expect the new use to include an active frontage. It will furthermore reserve the right to remove permitted development for any new use granted that is not in accordance with the policy.</u></b></p>
MM25	TC8 / TC9	<p><b>TC8 Warwick Café Quarter</b> <b>Explanatory Text</b></p> <p>3.79 This will provide an opportunity to create stronger physical links between Warwick town centre and the castle. It is intended to achieve this by creating more attractions within the town centre and making visitors aware of them. The pedestrianisation of, and enhancements to the Market place has created the opportunity to capitalise on this by the creation of a café quarter where A3 and A4 uses will be encouraged. <b><u>Although the Café Quarter also lies within the secondary retail area, the provisions of this policy will take precedence over those in TC7.</u></b></p> <p><b>TC9 Royal Leamington Spa Restaurant and Café Quarter</b> <b>Explanatory Text</b></p> <p>3.81 ... For this reason, appropriate planning conditions will be imposed on new A3 uses within Regent Court to protect residential amenity. Furthermore, changes of use to drinking establishments (use class A4) <b><u>or hot food takeaways (use class A5)</u></b> will not be acceptable in this area. <b><u>Although the Restaurant and Café Quarter also lies within the</u></b></p>

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		<b><u>secondary retail area, the provisions of this policy will take precedence over those in TC7.</u></b>
MM26	TC11	3.86 ... Proposals for development (which includes re-development or change of use) in accordance with this policy will be positively considered within this area subject to any detailed issues and the effect upon the town centre as a whole. <b><u>Proposals within the 'mixed use area' will also be given consideration in the context of the sequential approach as set out in Policy TC2.</u></b>
MM27	CT1	<p><b>CT1 - Directing New <u>Meeting Places</u>, Tourism, Leisure, <del>and</del> Cultural <u>and Sports</u> Development</b></p> <p>New <b><u>meeting places</u></b>, tourism, leisure, <del>and</del> cultural <b><u>and sports</u></b> development will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18). <b><u>Where suitable sites are not available in town centres, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered.</u></b></p> <p><b><u>Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 sq. m gross floor space.</u></b></p> <p>In all other cases, new tourism, leisure and cultural development will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) There are no sequentially preferable sites or buildings and the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport; or</li> <li>b) The facility is of a type and scale that will mean it primarily serves a local community who can access it by means other than the private car</li> </ul> <p><del>Where suitable sites are not available in town centres, sites in edge of centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out of centre sites will be considered.</del></p> <p><del>Where edge of centre or out of centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 sq.m gross floor space.</del></p>
MM28	CT3	<p><b>CT3 Protecting Existing Visitor Accommodation in Town Centres</b></p> <p>Redevelopment or change of use from visitor accommodation <b><u>at ground floor level</u></b> within the town centres will only be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) the site is within a retail area as identified on the Policy Map and the proposal is for a change of use to retail or is a change of use to assembly and leisure use within a secondary retail area (see policy TC3);</li> <li>b) there is evidence of adequate capacity to meet need within alternative accommodation within the same Town Centre; or</li> <li>c) the accommodation is no longer viable and no other parties are willing to acquire it for that use</li> </ul>

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		<b><u>Above ground floor level, criteria b and c only will be applied to such proposals.</u></b>
MM29	CT5	Delete Policy CT5 and explanatory text
MM30	CT7	<p><b><u>CT7 Warwick Castle and <del>Warwick Racecourse</del>/St Mary's Lands, Warwick</u></b></p> <p>Development at Warwick Castle or <b><u>St Mary's Lands, including</u></b> Warwick racecourse (within the boundaries defined on the Policy <del>ies</del> Map) will <del>only</del> be permitted where it is brought forward in line with an approved Masterplan setting out the development principles and broad areas for development, indicating the type of uses proposed and, in the case of the Castle, a Conservation Plan for the historic asset. The Masterplan <b><u>for each,</u></b> will provide the framework within which planning applications will be determined and will:</p> <p>a) identify the physical and economic context <del>of the Castle;</del></p> <p>...</p> <p><b>Explanatory text</b></p> <p>3.136 Warwick Castle is a nationally/internationally renowned tourist attraction bringing significant benefits to the local economy. It is a Grade 1* listed building <b><u>and Scheduled Monument</u></b> set within Grade 1 landscaped grounds. The site includes several other Listed Buildings.</p> <p>...</p> <p>3.139 It is therefore proposed that individual projects required planning permission should be brought forward within the context of a Masterplan for Warwick Castle. This will be a positive strategy for the conservation and enjoyment of the historic environment. <b><u>The Masterplan should be kept under review. Should other development proposals for the Castle site be promoted, these will be considered in light of points (a) to (e) in Policy CT7, where relevant and appropriate to the scale and nature of the development proposed and other policies within the Local Plan.</u></b></p> <p>...</p> <p>3.142 The Council will therefore work with the operators of the racecourse <b><u>and other stakeholders (including Historic England)</u></b> to bring forward a Masterplan for the area which;</p> <ul style="list-style-type: none"> <li>• ensures the ongoing vitality and viability of <b><u>St Mary's Lands, including</u></b> the racecourse;</li> <li>• restricts uses to those associated with visitor accommodation, recreation, leisure and horse racing</li> </ul> <p>...</p> <p><b><u>3.142a The Masterplan should be kept under review. Should other development proposals for the St Mary's Lands not included in the masterplan be promoted, these will be considered in light of points (a) to (e) in Policy CT7, where relevant and appropriate to the scale and nature of the development proposed and other policies within the Local Plan</u></b></p>

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MM31	MS1	<p><b>MS1 University of Warwick</b></p> <p>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.</p> <p><b><u>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:</u></b></p> <ul style="list-style-type: none"> <li>a) <b><u>identify the physical and economic context;</u></b></li> <li>b) <b><u>identify the development principles to underpin future development proposals;</u></b></li> <li>c) <b><u>identify the location of developments, demonstrating how proposals will mitigate any potential adverse impacts; and</u></b></li> <li>d) <b><u>identify how the proposals support the vitality of the local and /or sub- regional economy</u></b></li> </ul> <p><b>Explanatory Text</b></p> <p>...</p> <p>3.146 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. <b><u>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 of the Green Belt boundary to exclude the area shown on the Policies Map from the Green Belt.</u></b> 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.</p> <p><b><u>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 (d) in Policy MS1 and other relevant policies within the Local Plan.</u></b></p>
MM32	MS2	<p><b>MS2: Major Sites in the Green Belt</b></p> <p><del>Development at existing sites in the Green Belt will be restricted to the limited infilling and redevelopment of previously developed land and will be assessed in accordance with national planning policy.</del></p> <p><del>In the case</del> <b><u>Due to the importance</u></b> of the former Honiley Airfield <del>and</del> Stoneleigh Park, and <del>Stoneleigh Deer Park</del> <b><u>to the economy and the district,</u></b> there may be very special circumstances to justify further development <b><u>in addition to that already identified within existing masterplans</u></b> (within the boundary identified on the Policies Map).</p>

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		<p>Where this can be demonstrated, proposals should be brought forward in line with an approved Masterplan or Development Brief which demonstrates that the openness and the purposes for including the land in the Green Belt is retained, and which complies with other relevant policies in this Plan.</p> <p><b><u>In order to ensure that development proposals are appropriate the Council will support the preparation of masterplans, planning applications or development briefs for the Former Honiley Airfield, and Stoneleigh Park, and Stoneleigh Deer Park which demonstrate that the sites continue to contribute to the openness and the purposes for including the land in the green belt, and which comply with other relevant policies in this Plan.</u></b></p> <p><b><u>In the case of Stoneleigh Park, appropriate amendments as a result of HS2 will be supported without the need to revise the masterplan. If, as a result of the impact of HS2, development is demonstrably required in the green belt, 'very special circumstances' may exist. The range of potentially acceptable uses for development of the Park (within the boundary identified on the Policies Map) will be restricted to those associated with rural innovation and equine activities and appropriate ancillary uses.</u></b></p> <p>In the case of the former Honiley Airfield the range of uses on the site will be restricted to the automotive and motorsport industries and employment associated with these sectors.</p> <p><b>Explanatory Text</b></p> <p>...</p> <p>3.152 The Council acknowledges the site's importance to the sub regional economy and is supportive of the approved proposals in the context of the unique role of the site. It is also recognised that the delivery of the planning permission may provide benefits to the wider community such as noise attenuation. <b><u>In this context it is considered that significant employment generation relating to the role of the site in meeting the objectives of the LEP and proposals set out in the City Deal, may result in very special circumstances existing to justify further proposals for the site.</u></b> However, it is important that ...</p> <p>...</p> <p>3.156 A long term Masterplan for the park has been set out to develop the site as a rural innovation science park with an emphasis on sustainability, the environment, agriculture, equine activities, forestry, and rural businesses. Outline planning permission was granted in November 2012 for the redevelopment and reuse of buildings at Stoneleigh Park. <b><u>The masterplan planning permission time expires in November 2020. The Council will support the preparation of a new masterplan planning application to guide the development of Stoneleigh Park for the latter part of the plan period.</u></b> It is intended that ...</p> <p>...</p> <p>3.157 It is recognised that the delivery of the long term plan is therefore likely to bring significant economic benefits for the</p>

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		<p>local area. The Council supports the unique role of the Park and the delivery of the Masterplan to secure its long term future. A wider range of uses have been permitted on the site than previously allowed to assist this. <b><u>It is considered that uses associated with rural innovation and equine activities are necessary as part of enhancing the parks status as a rural business park and very special circumstances may exist to justify additional development in the future. Some ancillary uses may also be reasonable as part of bringing forward the wider development of the site as a centre for rural excellence.</u></b></p> <p>...</p> <p>3.160 It is recognised that the need to safeguard land for HS2 (policy NE6) may impact on the delivery of the Masterplan. <b><u>Amendments to the existing masterplan as a result of HS2 will be accepted providing they are within the approved parameters in terms of overall floor space and uses.</u></b></p> <p>...</p> <p><del>Stoneleigh Abbey Business Park</del></p> <p><del>3.161 Now the site of Abbey Business Park it has been used for a range of uses over the years including a Military hospital during the Second World War. It lies within Stoneleigh Deer Park which is designated as a Grade II Historic Park. 3.162 Since outline planning permission was granted for an office Masterplan in 2002 the site has been subject to phased redevelopment which has included the development of a new headquarters facility for the British Horse Society. A revised Masterplan has recently been granted permission to include demolition of the remaining World War II hospital huts for new office space. 3.163 The redevelopment of the site has been carefully managed in the context of the historic parkland setting and it continues to fulfil an important role in the Green Belt. The Council supports the continued use of the site but considers that development beyond that approved is unlikely to be appropriate.</del></p>
<b>MM33</b>	H0	<p><b>Overarching Policy H0: Housing</b></p> <p>To ensure the District has the right amount, quality and mix of housing to meet future needs this Plan will:</p> <p>a) provide in full for the Objectively Assessed Need for housing in the District <b><u>District's housing requirement;</u></b></p> <p>...</p> <p><b>Explanatory text</b></p> <p>4.1 Housing is a basic human requirement and its quality, availability and affordability are crucial for a good quality of life. Maintaining a supply of decent homes that can meet the needs of all <b><u>the district as well as unmet need arising from outside the district.</u></b> in a good quality environment is fundamental to maintaining strong, healthy communities and a sustainable and growing economy.</p>
<b>MM34</b>	H1	<p><b>H1 DIRECTING NEW HOUSING</b></p> <p>1. Housing development will be permitted in the following circumstances:</p>



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		<p>a) Within the Urban Areas, as identified below and on the Policies Map;</p> <p><b>b) <u>Within the allocated housing sites at Kings Hill Lane (H43) and Westwood Heath (H42) as shown on the Policies Map</u></b></p> <p>c) Within the <b><u>boundaries of</u></b> Growth Villages and Limited Infill Villages, as identified below and <b><u>as shown</u></b> on the Policies Map;</p> <p><b>d) <u>in the open countryside where</u></b></p> <ul style="list-style-type: none"> <li><b><u>i. the site is adjacent to the boundary of the urban area or a growth village, and</u></b></li> <li><b><u>ii. there is an identified housing need to which the proposed development can contribute, and</u></b></li> <li><b><u>iii. the proposal is for a small scale development that will not have a negative impact on the character of the settlement and the capacity of infrastructure and services within the settlement, and</u></b></li> <li><b><u>iv. the proposal is within a reasonable safe walking distance of services (such as school and shop) or is within reasonable safe walking distance of a public transport interchange providing access by public transport to services, and</u></b></li> <li><b><u>v. the proposal will not adversely affect environmental assets (including areas of ecological value, areas of high landscape value and designated heritage assets) unless these can be suitably mitigated in line with other policies in the Plan.</u></b></li> </ul> <p>e) <b><u>Elsewhere within</u></b> <del>in</del> the open countryside; where:</p> <ul style="list-style-type: none"> <li>i. the development is for rural affordable housing, in accordance with Policy H3; ...</li> </ul> <p><b>Explanatory text</b></p> <p>...</p> <p>4.6 The Development Strategy of this Plan <b><u>(Policy DS4)</u></b> directs most new housing development towards urban <b><u>built up areas. The built up areas comprise</u></b> the urban areas <b><u>set out below, allocated sites on the southern edge of Coventry (site H42 and H43) and growth villages.</u></b> These are the most sustainable locations where there is an existing wide range of services and facilities including schools, shops, cultural and recreational facilities as well as jobs and transport facilities. These locations also provide the best opportunities for developing new, and expanding existing, infrastructure to meet the needs of new development. The urban areas are identified on the Policies Map and are listed below.</p> <p>...</p> <p>4.9 <b><u>Open Countryside is defined as those areas lying outside built up areas (see paragraph 4.6 above) and</u></b></p>

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		<p><b><u>Limited Infill Villages (see paragraph 4.7 above).</u></b> New housing development in the open countryside will <b><u>be permitted in accordance with clause 1(d) and 1(e). In considering proposals in accordance with 1(d) the Council will grant permission:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>where the proposal contributes to an unmet housing need. This need is likely to relate to the delivery of the overall housing requirement set out in this Plan and in this context a site is likely to contribute to need if the Council is unable to demonstrate a five-year supply of housing land. The site may also contribute to a more local housing need where this is demonstrated through an up to date Local Housing Needs survey.</u></b></li> <li>• <b><u>where the proposal is for small scale development. In considering the scale of development, the Council will take in to account that suitable sites with capacity of 50 dwellings or more have been allocated in the Local Plan. Sites with a capacity of over 50 dwellings will therefore not normally be considered to be small scale. The impacts of sites on the character and infrastructure of the settlement will also be taken into account in considering the scale of development. In considering these impacts, the Council will have regard to the quantum and impact of development already completed, committed or allocated for that settlement within the Plan period.</u></b></li> <li>• <b><u>where proposals can demonstrate that they also accord with clauses d(I), d(IV), and d(V)</u></b></li> </ul> <p><b><u>4.9a In all other cases residential developments</u></b> New housing development in the open countryside will only be permitted for rural affordable housing, rural workers' dwellings, replacement dwellings and other developments outlined in national planning policy. Where a new home of a design of exceptional quality or innovative nature is proposed the Council will only grant consent where the proposals are truly outstanding.</p>
MM35	H2	<p><b>H2 Affordable Housing</b></p> <p><del>Residential development on the following sites will not be permitted unless provision is made for a minimum of 40% affordable housing to meet local needs:-</del></p> <p><del>a) within the urban areas, sites of 10 or more dwellings, or 0.3 hectares or more in area irrespective of the number of dwellings; and</del></p> <p><del>b) within the rural areas, sites of 5 or more dwellings, or 0.17 hectares in area irrespective of the number of dwellings</del></p> <p><b><u>Residential development on sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sq. m will not be permitted unless provision is made for 40% affordable housing.</u></b></p> <p>The <b><u>amount of affordable housing, the</u></b> form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. The viability of the development will be a consideration in such negotiations. Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles: -</p>

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		<ul style="list-style-type: none"> <li>i. the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two;</li> <li>ii. the sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment and, where appropriate, by other local needs surveys and information;</li> <li>iii. the accommodation provided will be genuinely available to those households who have been identified as being in housing need;</li> <li>iv. the affordable housing will be well integrated into the overall scheme along with the market housing with consistent qualities of materials, design and open spaces;</li> <li>v. the affordable housing will <del>normally be provided through the involvement of a Registered Provider (of social housing) who is either a Preferred Partner of the Council or who has otherwise been approved in writing by the Council</del> <b><u>meet the definition of affordable housing set out in Annex 2 of the National Planning Policy Framework (NPPF) in terms of tenure, eligibility and provider. If the NPPF is replaced by later national guidance while this policy H2 remains in force then, at the time of consideration of a planning application, the definition of affordable housing shall be taken to be as defined by such later national guidance;</u></b></li> <li>vi. the affordable housing will be built within an agreed timescale; and</li> <li>vii. the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need.</li> </ul> <p>The Council will, in exceptional circumstances, accept contributions of equivalent value in lieu of on-site delivery. This should include financial contributions, land or off-site provision of affordable homes. In such cases, the developer will be required to demonstrate why on-site delivery is not practical.</p> <p><b>Explanatory text</b></p> <p>4.11 National planning policy is clear that Local Plans should meet the full, objectively assessed need for both market and affordable housing in the housing market area. <del>The Coventry and Warwickshire Joint Strategic Housing Market Assessment 2013 (Joint SHMA 2013)</del> <b><u>Updated Assessment of Housing Need for Coventry and Warwickshire (2015)</u></b> included an assessment of affordable housing need in each local authority area. In Warwick District, the need was assessed to be <del>268</del> <b><u>280</u></b> new affordable homes each year <del>between 2013 and 2031</del> <b><u>during the Plan period.</u></b> This is equivalent to a total of <del>4,288</del> homes, or 37% of the total, to be provided over the remaining plan period. <b><u>However, as Warwick District is accommodating part of Coventry's unmet housing need, it is also necessary to accommodate part of Coventry's affordable housing need. The Council has reached an agreement with Coventry City Council to accommodate 94 affordable dwellings per annum towards Coventry's affordable housing need. In total this means Warwick District needs to accommodate 374 affordable dwellings per annum, which equates to 40% of the Plan's overall average annual housing requirement of 932 dwellings</u></b></p>

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		<p><b><u>per annum.</u></b></p> <p>...</p> <p>4.13 ... Nevertheless, the need for <del>268</del> <b><u>374</u></b> affordable homes per annum is a challenging figure to meet and a large proportion will need to be provided on private development sites under this policy.</p> <p>...</p> <p>4.15 The target percentage provision of 40% and the site size thresholds are <del>based on evidence of viability from</del> <b><u>evidenced by</u></b> the Affordable Housing Viability Assessment (2011) and the follow-up Addendum (2012).</p> <p>4.16 For the operation of this policy, a number of matters need to be defined and these are set out below.</p> <p>Urban and rural areas</p> <p><del>4.17 For the purposes of this policy, urban and rural areas are identified on the Policies Map</del></p> <p>...</p> <p><b>Delivering affordable homes</b></p> <p><b><u>4.24 The Council will work with a range of affordable housing providers.</u></b> The Council currently recognises a number of Registered Providers as Preferred Partners for the delivery of affordable housing in the District. These Registered Providers have a good track record of providing, and managing, affordable homes in the District to a high standard. <b><u>The Council will ensure that affordable housing is provided in line with the NPPF definition of affordable housing in terms of tenure, eligibility and provider to ensure</u></b> <del>The Preferred Partner approach allows for an appropriate degree of competitiveness for available sites whilst ensuring that any new affordable housing in the District is able to meet the Council's requirements in terms of addressing strategic needs, maintaining sustainable long-term management arrangements for the properties and providing high standards of customer service for residents.</del></p> <p>4.25 The exact nature of these arrangements is reviewed from time to time. <del>and the list of Preferred Partners is also subject to change. However, an up to date list is always available from the Council's Housing Strategy or Planning Policy Teams.</del></p> <p>...</p>
<b>MM36</b>	H3	<p><b>H3 Affordable Housing on Rural Exception Sites</b></p> <p>The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:</p> <ul style="list-style-type: none"> <li>a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way;</li> <li>b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing</li> </ul>

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		<p>settlement; and</p> <p>c) the following principles are established:</p> <ol style="list-style-type: none"> <li>i. all of the housing provided will <del>where possible, be for exclusive occupation by people with a demonstrable need to be housed in the locality</del> <b><u>only be available (both initially and for subsequent occupancies) to those with a demonstrable housing need and, first and foremost, to those with a need to be housed in the locality;</u></b></li> <li>ii. the type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment; <del>and</del></li> <li>iii. <del>such housing will be available, both initially and for subsequent occupancy, only to those with a demonstrable need and, first and foremost, to those with a need to be housed in the locality.</del></li> </ol> <p><del>Outline planning applications will not be encouraged for such proposals. Detailed permission will be valid for two years from the date of the decision and will expire if development has not commenced within this period.</del></p> <p>In locations outside of the Green Belt, the Council will consider the cross-subsidisation of the affordable homes with some market homes provided that:</p> <ol style="list-style-type: none"> <li>a) the number of market homes is the minimum necessary to deliver the affordable housing <del>and, in all cases, is no more than 40% of the total number of homes;</del></li> <li>b) the size and type of the market homes meet a local need as evidenced in a parish or village housing needs assessment; and</li> <li>c) a development appraisal is provided to the Council as supporting evidence.</li> </ol> <p><b>Explanatory Text</b></p> <p>...</p> <p><b>4.38</b> A key purpose of the rural exception policy is to provide affordable housing in rural areas specifically to meet a need which is identified at a particular point in time. Clearly these needs, and opportunities to meet them, will change over time. For this reason, <b><u>the Council will encourage developments to be brought forward quickly to meet the identified need</u></b> <del>where proposals are approved under this policy, the Council will grant permission for two years only. If development has not commenced within the two year period, the approval will lapse and a fresh application will be required if the applicant wishes to develop the site.</del></p> <p>...</p> <p><b><u>4.40 The Council recognises that each site is different, so that some flexibility is required over the percentage of market housing that will be appropriate. Nevertheless it is clear from national policy that where affordable housing on a rural exception site requires market housing to facilitate it, the number of market homes</u></b></p>

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		<b><u>should be the minimum necessary and the majority of housing on the site will always be affordable.</u></b>
<b>MM37</b>	H4	<p><b>H4 Securing a Mix of Housing</b></p> <p>1. The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the District, <b><u>including the housing needs of different age groups</u></b>, in accordance with the latest Strategic Housing Market Assessment.</p> <p>...</p> <p><del>2. In the strategic sites, listed in Policy DS15, developers will be required to provide at least 10% of homes as age friendly and/or adaptable homes, the details of which should be included in the submitted proposals.</del></p> <p><b>Explanatory Text</b></p> <p>4.51 Older people are more likely to have a longer term health or mobility problems or disability. The Coventry and Warwickshire Strategic Housing Market Assessment 2013 projected an increase of 66.3% in the number of people with mobility problems. In 2011, the national Census indicated that 22% of households in the District contained someone with a long term health problem of disability. Well-designed housing options promote improved health by reducing falls and fractures which will, in turn, lessen the demand for care services. <b><u>It is therefore important that the mix of residential development provides for all age groups including older people.</u></b> <del>Therefore, in order to help meet the general (market) housing needs of this sector of the population, the Council will require at least 10% of homes on the strategic urban extension sites to be built as age friendly and/ or adaptable homes such as bungalows, homes built to Lifetime Homes Standards or other adaptable homes. This will provide homes for older people who wish to move in later life and provide them with greater opportunities for remaining healthy and independent for longer.</del></p>
<b>MM38</b>	H5	<p><b>H5 Specialist Housing for Older People</b></p> <p>Planning permission for specialist housing for older people will be granted where:</p> <ul style="list-style-type: none"> <li>a) the site is in close proximity to shops, amenities and public transport. <b><u>This will not normally be within the open countryside or within the boundaries of Limited Infill Villages (as set out in Policy H1)</u></b> ; and</li> <li>b) it can be demonstrated that satisfactory Primary Health Care services to serve the residents of the development will be available within reasonable proximity; and</li> <li>c) the development makes a positive contribution towards meeting the identified need for specialist housing for older people as identified in the latest Strategic Housing Market Assessment and as agreed by Warwickshire County Council (as the provider of Adult Social Care).</li> </ul>
<b>MM39</b>	H7	<p><b>H7 Meeting the Accommodation Needs of Gypsies and Travellers</b></p> <p>The Council will produce a Development Plan Document (DPD) which will allocate sufficient land on sustainable sites to meet</p>

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		<p>the permanent accommodation needs of its Gypsy and Traveller community, satisfying an identified need for 31 pitches over <del>a period of 15 years</del> the Plan Period (25 of which should be within the first 5 years). Monitoring of such sites will inform future requirements.</p> <p>The Council will support Warwickshire County Council in its proposal to provide emergency stopping places in the County, to assist in meeting the transit needs of the whole of Warwickshire. <b><u>However the DPD will ensure that the District's transit need of 6 – 8 pitches will be met by providing a transit site. This will be addressed by considering planning applications against the criteria in Policy H8 and /or by bringing further sites forward in line with this Policy.</u></b></p> <p>Monitoring may show that there are insufficient pitches available to meet need during the plan period. Planning applications will therefore be assessed against the criteria in Policy H8.</p> <p><b>Explanatory Text</b></p> <p>4.67 The Gypsy &amp; Traveller Assessment (GTAA), (November 2012) defined this Council's permanent need as 31 pitches over a 15 year period. Because the Council has no current provision and therefore a historic under-provision, 25 of those pitches must be found within the first five years, with the remainder being found over the <b><u>plan</u></b> following <del>ten year</del> period.</p> <p>4.68 In addition, the GTAA found a need for <del>12</del> <b><u>6-8</u></b> transit pitches over the same time period. The Council has been closely involved with Warwickshire County Council (WCC) with regard to the provision of such pitches and the County Council has committed to the provision of emergency stopping places <del>(to serve the transit need) for the whole of Warwickshire</del> <b><u>to help serve the transit need, however as these are likely to be too few to serve the whole of the County need, this Council will allocate land for a transit site to meet its own need.</u></b> <del>To do this, the County Council is looking for a site in the north of the county and one in the south which will satisfy the requirements for all local authorities in the county. To this end, WCC has already identified and gained permission to use a site in Stratford District as the site in the south. This site will satisfy Warwick District's need for a transit site. This Council is therefore only</del> <b><u>also</u></b> looking to provide permanent sites i.e. 31 pitches over a <del>15 year</del> <b><u>the plan</u></b> period; 25 in the first 5 years. These pitches will be accommodated on a number of sites. <del>each having a relatively small number of pitches.</del></p>
MM40	H8	<p><b>H8 New Gypsy and Traveller Sites</b></p> <p>Applications for new Gypsy and Traveller sites will be approved provided that:</p> <ul style="list-style-type: none"> <li>a) the site is within reasonable distance of schools, GP surgeries, dentists, hospitals, <b><u>emergency services</u></b>, shops and community facilities;</li> <li>b) <b><u>the site would not result in permanent and transitory pitches being co-located;</u></b></li> <li>c) the site has good access to the major road network;</li> <li>d) the site is of a suitable size to accommodate <del>between 5 and 10</del> <b><u>up to 15</u></b> pitches for permanent sites <del>or 12 pitches for</del></li> </ul>

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		<p><del>temporary sites;</del></p> <p>e) it can be demonstrated that infrastructure requirements can be adequately met; and</p> <p>f) there is potential for the site to be adequately screened.</p>
<b>MM41</b>	H10	<p><b>H10 Bringing forward Allocated Sites in the Growth Villages</b></p> <p>Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where <del>the proposals are in accordance with the following criteria:</del></p> <ul style="list-style-type: none"> <li><del>a) the design, layout and scale of development is established through a collaborative approach to design and development, involving District and Parish Councils, Neighbourhood Plan Teams, local residents and other stakeholders;</del></li> <li>b) the housing mix of schemes reflects any up to date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in the absence of a local Housing Needs Assessment, the scheme reflects the needs of the District as set out in the latest Strategic Housing Market Assessment; <del>and</del></li> <li><del>c) on sites allocated for 50 or more dwellings, the proposals include a phasing strategy whereby the homes are delivered across the plan period in phases of no more than 50 dwellings at a time over a period of 5 years, starting from the date the development commences on site.</del></li> </ul> <p><b>Explanatory text</b></p> <p>4.76 New housing development in the Growth Villages provides greater opportunities for younger households to settle in villages and existing households to move as their circumstances change. There will also be the opportunity to provide additional affordable housing and support existing shops and services.</p> <p>It is recognised that the District's villages are highly sought after locations for housing and that many sites are likely to come forward in the early stages of the Local Plan. In order to avoid the village growth allocations being exhausted within the first few years of the Local Plan, and to support the social cohesion of these smaller settlements, the Council will require larger sites to be delivered in phases of not more than 50 dwellings. Thus, where sites are allocated for 50 or more dwellings, applications for planning permission will be required to include a phasing schedule setting out the phased timescale for delivery over the plan period. Each phase will include a timescale of not more than 5 years, starting at the commencement date of the development. This will allow development to come forward throughout the plan period in a balanced manner to meet often changing local housing needs. It will also help focus development attention on the regeneration of brownfield sites and the strategic growth allocations in the Local Plan.</p> <p><b><u>4.77 The design, layout and scale of development in growth villages are important factors for the local community. Therefore developments proposed on the allocated sites within growth villages, or other</u></b></p>



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		<b><u>development that is likely to have a significant impact on the village are encouraged to take a collaborative approach involving the District and Parish Councils, Neighbourhood Plan Teams (where these have been established) and, where possible, local residents and other stakeholders.</u></b>
<b>MM42</b>	H11	<b>H11 Limited Village Infill Housing Development in the Green Belt</b> Limited village infill housing development in the Green Belt will be permitted where the site is located within a Limited Infill Village ( <b><u>as shown on the Policies Map</u></b> ) and the following criteria are satisfied ...
<b>MM43</b>	H12 Housing for Rural Workers	4.83 Dwellings proposed under this policy will be expected to be of a size commensurate with the function of the enterprise. It is the requirement of the enterprise rather than the owner that is relevant to determining whether the size of a proposed dwelling is appropriate. <del>The gross maximum permitted size for such a dwelling, including garaging, will normally be 140 sq. m (1,500 sq. ft) in area.</del>
<b>MM44</b>	H13	<b>H13 Replacement Dwellings in the Open Countryside</b> <del>Proposals to replace existing dwellings in the open countryside will not be permitted unless the existing dwelling is:</del> <del>a) structurally unsafe and beyond reasonable repair; or</del> <del>b) of poor architectural design and does not add to the rural character of the area.</del> Any replacement dwelling must not be materially larger than the existing dwelling and have no greater impact on the character and openness of the rural area. The Council will consider whether it is necessary to remove permitted development rights by condition when determining these applications.
<b>MM45</b>	HNEW1 Custom and Self-build Housing Provision	<b><u>Custom and Self-build Housing Provision</u></b> <b><u>1. Proposals for custom and self-build housing in the district are encouraged and will be approved in suitable, sustainable locations:</u></b> <b><u>a. sites to the south of Coventry</u></b> <b><u>b. other major strategic housing sites</u></b> <b><u>c. brownfield sites in built-up areas,</u></b> <b><u>d. growth villages</u></b> <b><u>e. appropriate locations within infill villages</u></b> <b><u>subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including green belt, historic and environmental designations.</u></b> <b><u>2. Neighbourhood plans are encouraged to identify sites for self / custom build. The neighbourhood plan may also establish a locally derived design code.</u></b> <b><u>3. The Council will produce an SPD to assist in the delivery of self / custom build dwellings.</u></b>

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		<p><b><u>Explanatory Text</u></b></p> <p><b><u>The Council is seeking to support self build to help promote greater diversity in the local housing stock, the use of innovative design and the provision of more affordable and sustainable construction. It has set up a register of people interested in building their own homes.</u></b></p> <p><b><u>Information from the current register indicates that most people are looking for individual plots for detached houses or bungalows with three to four bedrooms.</u></b></p> <p><b><u>Most people currently on the list are applying broad locational criteria, with sites within a 10 – 20 mile radius of Warwick, Leamington and Kenilworth as the preferred target. Some of the reasons people cite for wanting to build their own homes are: -</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>closer to family / personal links to area</u></b></li> <li>• <b><u>ability to stipulate higher build quality and specification</u></b></li> <li>• <b><u>higher environmental performance / lower running costs</u></b></li> <li>• <b><u>eco-friendly design and materials</u></b></li> <li>• <b><u>sense of community</u></b></li> <li>• <b><u>individual / bespoke home to meet personal needs</u></b></li> <li>• <b><u>ability to specify locations</u></b></li> </ul> <p><b><u>To help sustain this process this policy encourages landowners and developers to offer plots and development opportunities to the custom and self-build market. This will assist both in the provision of a range of opportunities on larger development sites and in the identification of suitable smaller scale opportunities.</u></b></p> <p><b><u>The Council will publish supplementary guidance on self and custom build in due course and developers and those interested in undertaking self and custom build should be aware of its requirements.</u></b></p> <p><b><u>In some cases, neighbourhood plans may be a suitable vehicle to help identify and promote suitable and sustainable small-scale self / custom build, especially where people want to maintain personal and social links to a particular local area. Registered Providers and other social housing promoters can also help to deliver group self-build schemes in appropriate areas, whereby people who cannot currently afford to enter the housing market can contribute "sweat equity", in the form of physical labour on site, towards the purchase of a more affordable dwelling.</u></b></p> <p><b><u>It may be that an element of commuted funding could be used to purchase and service plots in suitable areas as a means of offering opportunities to local people.</u></b></p>

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<b>MM46</b>	BE1	<p><b>BE1 Layout and design</b></p> <p>New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:</p> <p>...</p> <p>i) incorporate <del>building and street</del> design and layout to reduce crime and fear of crime (see policy HS7);</p> <p>...</p> <p>l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features <b><u>including incorporating sustainable water management features;</u></b></p> <p>...</p> <p><b><u>g) Ensure that there is an appropriate easement between all waterbodies/ watercourses to allow access and maintenance</u></b></p> <p><b>Explanatory text</b></p> <p>...</p> <p>5.11 When considering proposals which have a significant impact upon the character and appearance of an area and where relevant supplementary planning documents are absent, the Council will expect applicants to produce a Layout and Design Statement in support of the application. The Layout and Design Statement should include a full survey and design analysis of the site, its context and surrounding features. It will be expected to:</p> <ul style="list-style-type: none"> <li>• identify key features of local distinctiveness and contextual features;</li> <li>• demonstrate how the proposal responds positively to these features;</li> <li>• identify design principles for the development proposed taking account of the Garden Towns, Suburbs and Villages Prospectus <b><u>or any subsequent design guidance produced by the Council;</u></b> and</li> <li>• demonstrate that all of the design criteria in the policy have been considered and addressed where appropriate.</li> </ul> <p>5.12 The Council supports the use of imaginative new designs in the right location, however, it is important that such proposals clearly demonstrate how they respect and reflect the character of the local area. Where appropriate (see Policy BE2 below), this should be explained within the Design Statement. Poor layout and design which does not comply with this policy or any supplementary planning guidance adopted by the Council will be refused.</p> <p><b><u>5.12(a) Applicants should consult the lead Local Flood Authority in relation to requirements for easements for developments in close proximity to ordinary watercourses. Development near to waterbodies should include access to them, and watercourses should reflect a natural state.</u></b></p>
<b>MM47</b>	BE2	<b>BE2 Developing <del>Strategie</del> <u>Significant</u> Housing Sites</b>

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		<p>Development sites of over 200 dwellings, or sites which (in combination with other sites) form part of a wider development area which exceeds 200 dwellings or other developments which have a significant impact on the character and appearance of an area, will be expected to comply with a development brief. <b><u>Where a development brief is absent for a strategic site, planning applications should comply with Policy BE1 and should be accompanied by a Layout and Design Statement providing detailed information to address the information in relation to the matters set out in a) to k) below.</u></b></p> <p>Development briefs will be prepared for all these sites setting out requirements for:</p> <ul style="list-style-type: none"> <li>a) infrastructure (ensuring alignment with the Infrastructure Delivery Plan);</li> <li>b) layout proposals, including where appropriate linkages and alignment with adjoining sites;</li> <li>c) densities (which should not be lower than 30 dwellings per hectare on average);</li> <li>d) design principles, taking account of the Garden Towns, Villages and Suburbs Prospectus <b><u>(or any subsequent design guidance adopted by the Council)</u></b> and Buildings for Life 12;</li> <li>e) design for healthy lifestyles including provision for cycling, walking, playing pitches, parks and open spaces and other green infrastructure;</li> <li>f) landscaping;</li> <li>g) site access and circulation;</li> <li>h) managing and mitigating traffic generation (see policy TR2);</li> <li>i) the requirements set out in Policy BE1; and</li> <li>j) community facilities, in accordance with policies HS1, HS6 and the Infrastructure Delivery Plan, including how they will be viably managed and maintained in the long term</li> </ul> <p><b><u>k) protection and enhancement of the historic environment</u></b></p> <p>Development briefs will be adopted as supplementary planning guidance <b><u>approved by the Local Planning Authority.</u></b></p> <p><del>Where a development brief is absent for a strategic site, planning applications should comply with Policy BE1 and should be accompanied by a Layout and Design Statement providing detailed information to address the information in relation to the matters listed above.</del></p>
MM48	BE5	<p><b>BE5 Broadband Infrastructure</b></p> <p>Residential <del>and employment</del> developments of over 5 dwellings or employment development of over 500sq. m are required <b><u>will be encouraged</u></b> to provide on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology. <del>Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.</del></p>

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		<p><b>Explanatory text</b></p> <p>5.27The purpose of this policy is to ensure that <b><u>encourage</u></b> new sustainable developments <b><u>to</u></b> provide for the installation of fibre optic cabling to allow the implementation of superfast broadband. The policy <b><u>seeks to</u></b> ensures new dwellings and employment uses will be able to connect to fibre optic broadband infrastructure. It is recognised that the availability of such infrastructure will vary considerably across the District. The expectation is that, even where such infrastructure is not readily available, <del>that</del> provision is made for local infrastructure of ducting and cabinets to enable connection when the strategic connections are put in place.</p>
MM49	BE6	<p><b><u>Policy BE6 Electronic Communications (Telecommunications and Broadband)</u></b></p> <p><b><u>The Council will support the development of electronic communications networks including telecommunications and high speed broadband. In considering proposals, the Council will have regard to:</u></b></p> <ul style="list-style-type: none"> <li>a) <b><u>the needs of telecommunications operators,</u></b></li> <li>b) <b><u>any technical constraints on location of telecommunications apparatus,</u></b></li> <li>c) <b><u>the potential for sharing sites,</u></b></li> <li>d) <b><u>the impact of development on amenity, its surroundings, the sensitivity of the environment and the design and external appearance of telecommunications apparatus.</u></b></li> </ul> <p><b><u>Where a new installation is proposed it should be demonstrated that the potential to erect apparatus on or alongside existing buildings, masts or other structures has been fully explored. Such evidence should accompany any application.</u></b></p> <p><b><u>Development in or adjacent to sensitive locations or environmental assets should not significantly harm the location or asset unless. <del>Where the level of harm in these locations may be considered acceptable, the proposal will be permitted only if</del></u></b></p> <ul style="list-style-type: none"> <li>a) <b><u>there is no other technically suitable location that both meets operational requirements and causes less environmental harm and any facility is at a distance of at least twice its height from the nearest residential properties.</u></b></li> <li>b) <b><u>the benefits of the proposals demonstrably outweigh the level of harm resulting from the development</u></b></li> </ul> <p><b><u>If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building and the surrounding area.</u></b></p> <p><b>Explanatory text</b></p> <p><b><u>5.27(a) National policy requires that local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. Such infrastructure</u></b></p>

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		<p><b><u>installations are important in supporting the economic wellbeing of the District and are becoming an increasingly important part of social inclusion. This policy therefore seeks to support such infrastructure within the District.</u></b></p> <p><b><u>5.27(b) It is recognised that telecommunications infrastructure (such as masts) can have an impact on amenity and on important environmental assets and sensitive locations such as areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest. It is therefore important that applicants demonstrate whether infrastructure can be installed alongside existing installations. The policy seeks to ensure that care is taken in terms of the location and design of the installation. In particular, the policy seeks to ensure sensitive locations are avoided unless there are no alternatives and where there are no alternatives that applicants are required to demonstrate that the benefits of the proposal outweigh the harm caused.</u></b></p>
MM50	TR1	<p><b>TR1 Access and Choice</b></p> <p>Development will only be permitted which provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, delivery vehicles and other users of motor vehicles, as appropriate. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> <li>a) are not detrimental to highway safety;</li> <li>b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists, <b><u>emergency services</u></b> and public transport services;</li> <li>c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development;</li> <li>d) <b><u>where practical</u></b>, incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling, and;</li> <li>e) have taken account of the needs of people with disabilities by all modes of transport.</li> </ul> <p><b>Explanatory text</b></p> <p>...</p> <p>5.40 The National Planning Policy Framework <del>requires that development</del> <b><u>states that, where practical, development should</u></b> ... The <del>Policy</del> <b><u>policy seeks</u></b> to support this by requiring all development proposals for one or more dwellings and where off street parking provision is made (for instance in parking courts, on driveways or in garages), to provide recharging points <b><u>where practical</u></b>. Unless it can be demonstrated that it would undermine the viability of developments, a recharging point <del>should be provided for each off street parking space</del> <b><u>recharging points should be provided in line with the Low Emission Strategy Guidance for Developers (April 2014) or subsequent revisions of this. For</u></b></p>

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		<b><u>commercial applications, the charging points required may be provided anywhere within the land associated with the commercial operation and do not necessarily need to be provided within the planning application site.</u></b>
<b>MM51</b>	TR2	<p><b>TR2 Traffic Generation</b></p> <p>All large scale developments <b><u>(both residential and non-residential)</u></b> which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to avoid the adverse impacts of traffic.</p> <p>...</p> <p>A Transport Statement <del>will</del> <b><u>may</u></b> be required for development that has relatively small transport implications in line with the Guidance on Transport Assessments.</p> <p>...</p> <p><b>Explanatory text</b></p> <p>...</p> <p>5.49 <b><u>Where appropriate, travel plans</u></b> will be required for all <del>non-residential</del> developments in line with the Department for Transport's "Good Practice Guidelines: Delivering Travel Plans through the Planning Process" or any subsequent revisions or replacement guidance. <b><u>This will include developments (whether residential or non-residential) that will result in significant traffic movements on the strategic road network.</u></b> <del>They</del> <b><u>Travel Plans</u></b> should ideally form part of the Transport Assessment and be submitted alongside the planning application. Development proposals in areas where public transport is limited, e.g. where services operate with frequency levels of less than one an hour, may also be required to submit Travel Plans. Furthermore, the significant development of education facilities will be expected to produce a Travel Plan.</p>
<b>MM52</b>	TR3	<i>Delete Policy TR3 and explanatory text</i>
<b>MM53</b>	TR4	<p><b>TR4 Parking</b></p> <p>Development will only be permitted that makes provision for parking which:-</p> <p><del>a) does not encourage unnecessary car use;</del></p> <p><b><u>a)</u></b> has regard to the location and accessibility of the site by means other than the private car;</p> <p>...</p>
<b>MM54</b>	TR5	<p><b>TR5 Safeguarding for Transport Infrastructure</b></p> <p>Development within the areas safeguarded for the following transport infrastructure, as shown on the Policy <b><u>Policies</u></b> Map,</p>

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		<p>will not be permitted where it could inhibit the effective delivery of the infrastructure:</p> <ul style="list-style-type: none"> <li>a) High Speed Rail 2</li> <li><del>b) Kenilworth Station</del></li> <li><b><u>b) Areas of search for park and ride</u></b></li> </ul> <p><b>Explanatory text</b></p> <p>...</p> <p><del>5.59.2 Kenilworth Station: A new Station is proposed at Kenilworth as part of the Warwickshire Local Transport Plan and as part of the NUCKLE rail improvements running from Royal Leamington Spa to Nuneaton. Warwickshire County Council has identified and secured funding to deliver this. The land for the new Station is therefore safeguarded.</del></p> <p><del>The Strategic Transport Assessment Phase 3 (May 2013) identified the potential for a park and ride facility to the south of Warwick and Leamington. The park and ride proposal relies (at least in part) on existing bus services (rather than bespoke services). As such the location of the park and ride needs to be close to existing or proposed bus services.</del></p> <p><b><u>Policy TR5 identifies the importance of safeguarding areas considered for various forms of transport infrastructure (including park and ride) from other forms of development that might sterilise them.</u></b></p> <p>The areas of search identified in the Policies Map indicate the preferred broad locations until such time that:</p> <ul style="list-style-type: none"> <li>• a park and ride facility has been granted planning permission or</li> <li>• clear evidence has been established which shows that a park and ride facility is not viable or desirable.</li> </ul> <p><del>Permission will not be granted for developments within the areas of search which could inhibit the provision of an effective park and ride facility. The Phase 3 Strategic Transport Assessment highlighted the need to undertake further study work to establish the viability, policy context and potential management arrangements. This work is being carried out as part of the Alternative Traffic Management Study being undertaken by Warwickshire County Council, to be published in the Spring of 2014. Should this study demonstrate that a park and ride is both viable and desirable, work will begin to identify the preferred sites from within the areas of search.</del></p> <p><b><u>Park and Ride studies undertaken by Warwickshire County Council identified two park and ride sites within close vicinity of the two areas of search; one site to the north of Leamington Spa, and another to the south of Warwick / Leamington Spa). These two sites were located on the key corridors for car journeys into and through the towns along which a number of bus services also operate.</u></b></p> <p><b><u>The planning application allowed on appeal at The Asps in early 2016 (application number W/14/0300) included a park and ride facility, to be funded by the developer. The facility will provide up to 500 spaces and a dedicated bus service every 15 minutes. This consented scheme effectively meets the requirement for a southern park and ride site and thus the area of search to the south of Leamington / Warwick is no longer</u></b></p>



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		<p><b><u>deemed to be required.</u></b></p> <p><b><u>Two areas of search to the north of Warwick / Leamington are also identified on the Policies map – one just north of Leamington is located around the Blackdown island area and the other, further to the north along the A452, is located in the vicinity of Bericote island.</u></b></p>
MM55	HS6	<p><b>HS6 Creating Healthy Communities</b></p> <p>Development Proposals will be permitted provided that they address the following key requirements associated with delivering health benefits to the community:</p> <p>...</p> <p>c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact regardless of <b><u>age, health or disability</u></b>;</p>
MM56	HS8	<p>5.90 For the purposes of these policies, the reference to community facilities includes a wide range of uses within Use Class D1 such as places of worship, dental and medical surgeries, community halls, local education facilities, crèches and nurseries for the care of children, <b><u>as well as local cultural facilities, local convenience stores (under 500sq.m gross floor space), and public houses where there is no alternative provision within the community.</u></b> In exceptional circumstances, the Council may apply this policy to other facilities that meet a community need where the grant of permission would result in a demonstrable shortfall in the locality.</p>
MM57	CC2	<p><b>CC2 Planning for Renewable Energy and Low Carbon Generation</b></p> <p>Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:</p> <p>...</p> <p>c) <del>the design would not result in substantial harm to any adjacent heritage assets and local areas of historical and architectural distinctiveness</del> the design <b><u>will ensure that heritage assets including</u></b> local areas of historical and architectural distinctiveness <b><u>are conserved in a manner appropriate for their significance</u></b></p> <p>...</p> <p><b><u>Also, for wind energy proposals, planning permission will only be granted if:</u></b></p> <p><b><u>h) the development is in an area identified in either the Local Plan or a Neighbourhood Plan as being suitable for wind energy; and,</u></b></p> <p><b><u>i) following consultation, it can be demonstrated that the planning impacts identified by local communities affected by the proposal have been fully addressed and that the proposal has the backing of those communities</u></b></p> <p><b>Explanatory Text</b></p>

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		<p>5.110 ... In assessing this, consideration will be given to the sensitivity of the landscape. <b><u>Such development should in any case, only be considered on sites identified as being suitable and included in the Local Plan or a neighbourhood plan and with the support of the local community. The policy is consistent with the Written Ministerial Statement concerning onshore wind energy (18 June 2015).</u></b></p>
MM58	CC3	<p><b><u>CC3 Buildings Standards and other Sustainability Requirements</u></b></p> <p>Residential buildings</p> <p><del>All new dwellings are required to achieve Code for Sustainable Homes Level 4 from the date of adoption of the Local Plan and level 5 from 2016 (or any future national equivalent) unless it can be demonstrated that it is financially unviable.</del></p> <p>Non-residential buildings</p> <p>All non-residential development over 500-<b><u>1000</u></b>sq. m is required to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable <b><u>or a suitable alternative sustainability strategy is proposed and agreed with the Council.</u></b></p> <p><del>In meeting the carbon reduction targets set out in the Building Regulations and in the above Code for Sustainable Homes and BREEAM standards, the Council will expect development to be designed in accordance with the following energy hierarchy:</del></p> <ol style="list-style-type: none"> <li><del>1. Reduce energy demand through energy efficiency measures</del></li> <li><del>2. Supply energy through efficient means (i.e. low carbon technologies)</del></li> <li><del>3. Utilise renewable energy generation</del></li> </ol> <p>The Council will expect applicants to consider the potential to incorporate large scale decentralised district heating networks such as Combined Heat and Power (CHP) on the Strategic Sites identified in this Plan.</p> <p><del>Applicants will be required to submit a Sustainable Buildings Statement to demonstrate how the requirements of Climate Change policies in this Plan and any other relevant local climate change strategies have been met.</del></p> <p><b>Explanatory text</b></p> <p><i>All explanatory text paragraph numbers 5.113 to 5.126 deleted and replaced with the following.</i></p> <p><b><u>Research carried out by BRE (Delivering Sustainable Buildings) found that achieving a BREEAM rating of 'very good' for a range of representative buildings (office, school, health centre) can be expected to have a minimal impact on construction costs, and can deliver significant reductions in carbon dioxide emissions, building running costs, energy consumption and water use.</u></b></p> <p><b><u>Applicants will be required to demonstrate that the development will be designed and constructed to meet</u></b></p>

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		<p><b><u>the stipulated BREEAM standards. This will involve a pre-assessment, together with design-stage and completion-stage assessments by an accredited BREEAM assessor.</u></b></p> <p><b><u>Development within the scope of the policy will be required for district heating to incorporate the assessment into the Sustainable Building Statement submitted with the planning application. Promoting district heating forms an important part of central government's decarbonisation strategy (The Future of Heating: Meeting the Challenge). The Council carried out a heat mapping and energy masterplanning study in 2015, which identified a number of district heating opportunity areas adjacent to Strategic Sites.</u></b></p>
MM59	FLOODING AND WATER	<p><i>Delete policies FW1 – FW4 and supporting text. Replace with following:</i></p> <p><b><u>5.127 National planning policy is clear about the approach to be taken by local authorities towards dealing with flooding issues at all stages of the planning process.</u></b></p> <p><b><u>5.128 Warwick District has a long history of flooding from surface water flows mainly attributed to the many watercourses and main rivers which interconnect across the district. These include the Rivers Avon, Leam, Sowe, Itchen, Finham Brook and Canley Brook among others. In the last thirty years, parts of the district have experienced flooding to various degrees, most notably in the major events of 1998, 2007 and 2012 where district wide flooding was experienced. These events highlighted the many issues associated with development and modern farming practises, including channel capacity issues, the diverting and culverting of watercourses, building within the flood plain, removing natural woodlands and habitat areas. The anticipated implications of climate change will only increase the district's vulnerability to such events and it is important therefore to appraise, manage and reduce the risk of flooding, directing development away from areas at risk of flooding wherever possible and to encourage developments to work with and to harmonise with the natural environment and surroundings.</u></b></p> <p><b><u>Policy FW1 Reducing Flood Risk</u></b></p> <p><b><u>Planning applications should be submitted in line with the revised validation checklist that has guidance on the national approach to meeting the sequential and exception tests and meeting the requirements of the NPPF. Developers are advised to review the Environment Agency's 'flood map for planning' at the earliest possible opportunity to consider what development would be appropriate for a potential development site to ensure that proposals are in line with the following policy requirements:</u></b></p> <ul style="list-style-type: none"> <li>a) <b><u>there will be a presumption against development in flood zone 3, and no built development will be allowed in the functional floodplain. Development must be steered to areas with the lowest probability of flooding.</u></b></li> <li>b) <b><u>land that is required for current and future flood management will be safeguarded from development.</u></b></li> </ul>

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		<p><b><u>Where development lies adjacent to or benefits from an existing or future flood defence scheme it will be expected to contribute towards the cost of delivery and/or maintenance of that scheme.</u></b></p> <p>c) <b><u>new development that lies within the floodplain will be required to implement a flood alleviation scheme to reduce the risk of flooding to the proposed development site and deliver significant flood risk reduction benefits to the wider community.</u></b></p> <p>d) <b><u>all new development proposals will contribute to meeting 'good status' as defined by the Water Framework Directive (WFD). This will include delivery of geomorphological, chemical and biodiversity enhancements and include a minimum 8 metre buffer strip from the top of bank of all watercourses.</u></b></p> <p>e) <b><u>new development must be resilient to surface water, fluvial and pluvial flooding. Where new development lies in an area of flood risk it must be designed to be flood resilient with safe dry access for vehicles and pedestrians. Finished floor levels should be 600mm above the predicted flood level and include a freeboard (see glossary) for climate change to ensure new development is safe.</u></b></p> <p><b><u>Where development lies adjacent to a watercourse the supporting planning application will include a WFD assessment to demonstrate how the waterbody will not deteriorate in status and will be enhanced, and</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>there will be no impact upon priority habitat or designated sites of nature conservation</u></b></li> <li>• <b><u>modified watercourses will be restored in line with the recommendations of the Severn River Basin Management Plan</u></b></li> <li>• <b><u>culverting open watercourses will not be allowed.</u></b></li> </ul> <p><b><u>Explanation (for FW1)</u></b></p> <p><i>All explanatory text paragraph numbers 5.129 to 5.134 deleted and replaced with the following.</i></p> <p><b><u>5.129 The River Severn Catchment Management Plan has a specific set of recommendations for the area covering Warwick District Council within the Upper Avon, and Coventry Cluster sub-catchments.</u></b></p> <p><b><u>5.130 The Environment Agency estimates that up to 5000 homes are at risk of flooding within the area managed by Warwick District Council, and many more businesses, roads and other essential infrastructure are already vulnerable to flood risk.</u></b></p> <p><b><u>5.131 The risks above can be managed at the same time as encouraging increased floodwater storage on undeveloped floodplains in order to increase attenuation and reduce flood risk to communities. This sub area presents a good opportunity for storage, as it will benefit communities locally and downstream.</u></b></p>

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		<p><b><u>5.132 The Environment Agency plans to reduce dependence on raised flood defences, as this is unsustainable in the long term, by taking opportunities to restore sustainable natural storage of floodwater on undeveloped floodplains. This would benefit many communities here and elsewhere, for example Yelvertoft, Willoughby, Rugby and Leamington Spa.</u></b></p> <p><b><u>5.133 Development/redevelopment must be managed to minimise flood risks. Methods must be sustainable over the long-term, for example, making more space for rivers through urban areas via 'blue corridors' (i.e. restoring access for floodwater onto key strips of floodplain). This requires redevelopment to be limited to flood-compatible land uses e.g. parkland.)</u></b></p> <p><b><u>5.134 An appropriate strategy to ensure 'safe' access is provided for areas identified to be at risk of surface water flooding.</u></b></p> <p><b><u>Policy FW2 Sustainable Drainage</u></b></p> <p><b><u>All new major developments must incorporate SuDS that provide biodiversity, water quality and amenity benefits and be in accordance with the Warwickshire Surface Water Management Plan. There will be a presumption against underground storage of water, and it should support the delivery of green infrastructure.</u></b></p> <p><b><u>All new development sites will discharge at the QBAR (see glossary) Greenfield run off rate including an allowance for climate change, for sites with a life expectancy of less than 60 years a 20% allowance must be applied, for sites with a greater than 60 year life expectancy the allowance must be 30%.</u></b></p> <p><b><u>SuDS schemes must be located outside the floodplain; ideally this should be within the development site or close to the site as part of a master planned drainage scheme. Priority should be given to SuDS that incorporate green infrastructure including green roofs, walls and rain gardens.</u></b></p> <p><b><u>For development sites that are suspected to be contaminated the SuDS scheme will be designed to prevent the mobilisation of contaminants to waterbodies. The Environment Agency must be consulted in relation to sites suspected to be contaminated and will provide advice and guidance to the council and developers on how best to implement SuDS on a site specific basis.</u></b></p> <p><i>All explanatory text paragraph numbers 5.135 to 5.134 deleted and replaced with the following.</i></p> <p><b><u>Explanatory Text</u></b></p> <p><b><u>5.135 Man-made trends in land management and land-use have increased flood risk over time in this sub-catchment.</u></b></p> <p><b><u>5.136 Surface water flooding is a growing problem. Local councils are mainly responsible for managing this, but</u></b></p>

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		<p><b><u>it often has to be integrated with other organisations' assets, for example their sewers or rivers.</u></b></p> <p><b><u>5.137 New development should be designed to consider the inherent risks posed by surface water flooding; for example, developers should consider the design and layout of new developments to reduce the risk of homes and businesses becoming inundated by surface water.</u></b></p> <p><b><u>5.138 SuDS involve a range of techniques that mimic the way that rainfall drains in natural systems and avoids any increase in flood risk or adverse effect on water quality. Many existing drainage systems can cause problems of flooding, pollution or damage to the environment and are not proving to be sustainable in the long term. SuDS provide a range of ecosystem services which include:</u></b></p> <ul style="list-style-type: none"> <li><b><u>a) reducing flood risk;</u></b></li> <li><b><u>b) maintaining and restoring natural flow rate and volume of surface runoff to reduce the risk of flooding;</u></b></li> <li><b><u>c) improving water resources;</u></b></li> <li><b><u>d) enhancing amenity and minimising diffuse pollution;</u></b></li> <li><b><u>e) reducing pressure on the sewerage network, and;</u></b></li> <li><b><u>f) Improving biodiversity and local amenity and expanding habitat and green routes for biodiversity movement.</u></b></li> </ul> <p><b><u>5.139 In line with the Joint Warwickshire Partnership Water Cycle Study, October 2016, runoff rates from developments should be no greater than pre-development rates and for developments requiring a flood risk assessment, discharge should be reduced to mitigate against the impacts of climate change. Building Regulations provide a maximum water consumption figure per head per day nationally of 125 litres, but there is also an optional standard which further restricts this figure to 110 litres per person per day and this is the standard which the Council is adopting due to its location in an area of high water stress. The latest Water Cycle Study supports this approach for this district.</u></b></p> <p><b><u>5.139a Warwickshire County Council has been the 'lead local flood authority' with responsibility for developing, maintaining and monitoring a Local Flood Risk Management Strategy in partnership with other relevant bodies in the area. The County Council also currently has a duty to prepare preliminary flood risk assessment maps in accordance with the EU Flood Directive. In 2010 Lead Local Flood Authorities were given overall responsibility for local flood risk management under the Flood and Water Management Act 2010. This means they are responsible for managing local sources of flooding from surface water, groundwater and small ("ordinary") watercourses.</u></b></p> <p><b><u>5.139b In relation to local flood risk, the Environment Agency has a strategic overview role, in addition to its operational responsibility for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea. In December 2014 the Government announced that it would be amending national planning policy to</u></b></p>

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		<p><b><u>expect the installation of sustainable drainage systems for all major development where appropriate. This followed a consultation on Delivering Sustainable Drainage Systems between 12 September and 24 October 2014. In response to that consultation, it was noted that local planning authorities would require access to the technical expertise required to assess the surface water drainage proposals as part of planning applications. The Government also noted views expressed that this advice should be provided by a consistent and guaranteed source of advice, and that the Lead Local Flood Authorities were best placed to do this.</u></b></p> <p><b><u>5.139c Trees and woods can play a positive role in helping to solve water quality and flow issues. They can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change like flooding and water quality implications caused by extreme weather events. Trees can attenuate water flow reducing the impact of heavy rains.</u></b></p> <p><b><u>5.139d Warwick District falls within Avon Rural Operational Sub-Catchment for the River Severn Basin Management Plan. This catchment includes the rivers Avon, Swift, Leam, Itchen, Dene and Stour, and the conurbations of Rugby, Warwick and Stratford-upon-Avon. Arable farming is the dominant land use activity and the catchment sits within a Nitrate Vulnerable Zone.</u></b></p> <p><b><u>5.139e There are 33 river water bodies, six canal water bodies, two lakes, no estuarine or coastal waters and one groundwater water bodies in the catchment. The status (health) of the water environment in 2009 was assessed as being generally moderate. In 2014, the status of the water environment had fallen. It can take five to ten years for the positive benefits of actions to be reflected in the ecological status. Current analysis suggests that 68% of the water bodies in the Avon Rural catchment should have a long term objective of achieving good status.</u></b></p> <p><b><u>5.139f The actions proposed in this catchment focus on reducing the impact of diffuse pollution from rural and urban sources, reducing inputs of phosphate and ammonia from water industry point sources and opening up water bodies for fish movements by removing physical barriers and improving aquatic habitats. Actions to reduce diffuse pollution would involve exploring ways to manage manures, slurry, livestock and pesticides for the benefit of the water environment, incorporating SuDS within the catchment and removing misconnections and car wash effluent from surface water drainage systems.</u></b></p> <p><b><u>FW3 Water Efficiency</u></b></p> <p><b><u>The Council will require new residential development of one dwelling or more to meet a water efficiency standard of 110 litres /person/day. This includes five litres /person/day for external water usage.</u></b></p>

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		<p><b><u>Explanatory Text</u></b></p> <p><b><u>5.139g The Council is committed to ensuring the creation of well-designed sustainable buildings and considers that water conservation is a key part of this. It is considered that the application of appropriate methods for water conservation in new homes will ensure long term resilience to the future impacts of climate change</u></b></p> <p><b><u>5.139h Currently a water efficiency standard of 125 litres /person/day (lpd) is set in the Building Regulations, but the Government is allowing local authorities to introduce a tighter level of 110 lpd in areas of high water stress. The Water Cycle Study (2016) carried out on behalf of the Council suggested that a water efficiency standard of 105 lpd (exclusive of external water use) should be applied to all new dwellings. When an allowance of five lpd for external water use is applied, this figure is equivalent to the Government's proposed higher water efficiency level of 110 lpd.</u></b></p> <p><b><u>FW4 Water Supply</u></b></p> <p><b><u>Developers must ensure that there is adequate water supply and waste water infrastructure to serve the existing and proposed developments by:</u></b></p> <ul style="list-style-type: none"> <li>a. <b><u>minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resources Management Plan and Strategic Business Plan as well as the finding of the Water Cycle Study</u></b></li> <li>b. <b><u>In accordance with the Water Framework Directive's objectives, development must not affect the waterbodies' ability to reach good status or potential as set out in the River Severn Basin Management Plan (RBMP).</u></b></li> </ul> <p><b><u>Explanatory Text</u></b></p> <p><b><u>5.139i Warwick District Council falls within the Avon Rural Operational Sub-Catchment for the River Severn Basin Management Plan.</u></b></p> <p><b><u>5.139j This catchment includes the rivers Avon, Swift, Leam, Itchen, Dene and Stour, and the conurbations of Rugby, Warwick and Stratford-upon-Avon. Arable farming is the dominant land use activity and the catchment sits within a Nitrate Vulnerable Zone.</u></b></p> <p><b><u>5.139k Draycote Water is part of a designated drinking water protected area whilst the River Leam and the principal aquifers in the catchment are important for public water supply.</u></b></p> <p><b><u>5.139l The main pressures impacting on water bodies in the catchment are physical modifications, wastewater and polluted run-off from rural and urban land. Some water bodies have been modified to accommodate urbanisation or flood defences, which has damaged the physical habitat for wildlife, introduced barriers to</u></b></p>



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		<p><b><u>fish movements and altered flow regimes. Improving habitats and mitigating low flow problems will be costly, but there may be opportunities to combine solutions with other planned development.</u></b></p> <p><b><u>5.139m Wastewater problems originate from infrastructure associated with the water industry and private domestic facilities, including poorly maintained septic tanks and package sewage treatment plants. Although sewage treatment within the catchment has improved significantly over recent years, further investment, together with new technologies coordinated with action on other phosphate sources, is needed to meet the required river standards.</u></b></p>
MM60	HE1	<p>Delete Policy HE1 and replace with following:</p> <p><b><u>HE1 Designated Heritage Assets and their setting</u></b></p> <p><b><u>Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:</u></b></p> <ul style="list-style-type: none"> <li><b><u>The nature of the heritage asset prevents all reasonable uses of the site; and</u></b></li> <li><b><u>No viable use of the heritage asset itself can be found that will enable its conservation; and</u></b></li> <li><b><u>Conservation by grant funding or charitable or public ownership is not possible; and</u></b></li> <li><b><u>The harm or loss is outweighed by the benefit of bringing the site back into use.</u></b></li> </ul> <p><b><u>Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.</u></b></p> <p><b><u>Explanatory text:</u></b></p> <p>...</p> <p>5.144 The NPPF <b><u>(section 12)</u></b> recognises that <b><u>designated</u></b> heritage assets are irreplaceable resources, <b><u>including setting, which can form part of the significance of the asset. The NPPF and requires</u></b> local authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to adopt suitable policies to protect it. <b><u>Substantial harm should either be exceptional or wholly exceptional depending on the importance of the asset (see paragraph 132 of the NPPF). The policies in this Plan will protect all heritage assets and their setting.</u></b></p> <p>5.145 There is a statutory requirement <b><u>through the Planning (Listed Buildings and Conservation Areas) Act 1990</u></b> that local authorities should have special regard to the desirability of preserving any Listed Building, its setting or any features of special architectural or historic interest that it possesses. In considering applications relating to Listed Buildings <b><u>or Conservation Areas,</u></b> the Council will require that proposals do not have a detrimental effect upon the</p>

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		<p>integrity and character of the building or its setting <b><u>or the Conservation Area</u></b>. Applicants will therefore be required to submit detailed plans with accurate survey drawings, a design and access statement and, where appropriate, historical analyses heritage statements to support their application.</p> <p>...</p> <p>5.147 The design of new buildings and alteration to existing buildings affecting the setting of Listed Buildings <b><u>and of Conservation Areas</u></b> needs careful consideration. New buildings and alterations to buildings should be designed to respect the setting of Listed Buildings, following the principles of scale, height, massing, alignment and the use of appropriate materials. Proposals that do not accord with the above requirements will not be permitted.</p> <p>...</p> <p>5.149 Applicants seeking to demonstrate that the original use is no longer viable <del>must prove</del> <b><u>should show</u></b> that all efforts have been made to retain the building in its original use but that this is no longer feasible. Where a change of use is acceptable in principle, the applicant will also be required to demonstrate that the proposed use does not harm the appearance and setting of the building.</p> <p>5.150 Each historic building has its own characteristics related to its original design and its original or subsequent uses. <b><u>The policy includes proposals for extensions and alterations to Listed Buildings and buildings within Conservation Areas. For Listed Buildings traditional materials and appropriate colours and finishes will be required.</u></b> The use of appropriate materials in any restoration or alteration works will be important <b><u>expected</u></b> to maintain the character and appearance <b><u>of both the building and its setting and applies to buildings in Conservation Areas.</u></b> The objective of this policy is to ensure that any works or alterations to Listed Buildings are carried out using appropriate materials to preserve the integrity of the building. The use of UPVC windows, artificial or imported roofing material, plastic rainwater goods and the use of inappropriate colours are all examples <b><u>of what</u></b> <del>that</del> will not be permitted.</p>
MM61	HE2	<p><i>Delete Policy HE2 and replace with following:</i></p> <p><b><u>HE2 Conservation Areas</u></b></p> <p><b><u>There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character or appearance of the Conservation Area.</u></b></p> <p><b><u>Measures will be taken to restore or bring back into use areas that presently make a negative contribution to Conservation Areas.</u></b></p> <p><b>Explanatory Text:</b></p>

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		5.154 ... It is important that development both within and outside of Conservation Areas, <b><u>including to unlisted buildings,</u></b> should not adversely affect the setting of a Conservation Area ...
<b>MM62</b>	HE3	<i>Delete Policy HE3 and explanatory text</i>
<b>MM63</b>	HE4	<p><i>Delete Policy HE4</i></p> <p><b>Explanatory Text</b></p> <p>5.163 Historic Parks and Gardens are an important cultural, historical and environmental asset within the district and the Council wishes to ensure they are protected, maintained and restored. The <del>objective of this policy is to</del> <b><u>Plan aims</u></b> to protect them from development that would harm their character.</p> <p>5.164 There are two registers of Historic Parks and Gardens; those designated by English Heritage <b><u>Historic England</u></b> and those designated by Warwick District Council.</p> <p>5.165 English Heritage <b><u>Historic England</u></b> has compiled a register of Historic Parks and Gardens of special interest in England. This list is constantly under review and may be added to where new parks are considered worthy of inclusion. ... Landscapes are allocated grades; Grade 1 <b><u>examples</u></b> are of international importance, Grade II* are of exceptional historic interest and Grade II are of special historic interest. The planning authority will consult English Heritage <b><u>Historic England</u></b> on planning applications affecting Grade I and Grade II* registered sites and their settings, and The Garden History Society on applications affecting registered sites of all grades.</p> <p>...</p> <p>5.166 ... The Council also wishes to protect the views out across the Parks and Gardens from associated Listed Buildings. This applies to both the English Heritage <b><u>Historic England</u></b> registered Parks and Gardens and those on the local register.</p> <p>...</p>
<b>MM64</b>	HE5	<p><b>HE5 Locally Listed Historic Assets</b></p> <p>Development <del>will be strongly resisted</del> that would lead to the demolition or loss of significance of a locally listed historic asset <b><u>will be assessed in relation to the scale of harm or loss and the significance of the asset.</u></b></p> <p>Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.</p>
<b>MM65</b>	HE6	<p><b>HE6 Archaeology</b></p> <p>Development will not be permitted which results in substantial harm to scheduled <del>Ancient</del> monuments (<del>as shown on the Policies Map</del>) or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances.</p> <p>There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant</p>

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		<p>can demonstrate that the benefits of development will outweigh the harm to archaeological remains.</p> <p>The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.</p> <p>Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.</p> <p><b>Explanatory text</b></p> <p>5.172 Archaeological remains are a finite resource. They are often fragile and therefore vulnerable to damage and destruction. They contain information that is invaluable, both for its own sake and for its role within education, leisure and tourism. Warwick District is rich in archaeological remains and information on them is held in the County Sites and Monuments Record, maintained by Warwickshire Museum. <b><u>Applicants for planning permission within the strategic sites will be expected to consult the Warwickshire Historic Environment Record (HER) to determine whether there are known heritage assets of as yet unknown significance within their proposed site. Additionally there may be archaeological sites as yet undiscovered that will not be recorded on the HER and even in areas where no archaeology has been recorded, evaluation may be required to confirm the presence/absence of remains.</u></b></p> <p>...</p> <p>5.176 The Council will, in conjunction with <del>English Heritage</del> <b><u>Historic England</u></b>, the National Trust and other interested parties, seek to secure the management and maintenance of archaeological sites, encouraging the provision of interpretative facilities for education and recreational purposes. In cases where incorrect information has been supplied, the Council may reconsider local list designations.</p>
<b>MM66</b>	NE2	<p><b>NE2 Protecting Designated Biodiversity and Geodiversity Assets</b></p> <p>The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.</p> <p>...</p> <p>Sites of Local Importance</p> <p>Development will not be permitted that will destroy or adversely affect the following locally important sites and assets unless, it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.</p> <ul style="list-style-type: none"> <li>a) Ancient Woodland, aged and veteran trees;</li> <li>b) Local Nature Reserves;</li> </ul>

Main Mod ref:	Policy	Proposed Modification (deleted text shown as <del>strike through</del> and additional text shown <b><u>bold and underlined</u></b> ).
		<p>c) Local Wildlife Sites <b><u>and potential Local Wildlife Sites;</u></b>  d) Local Geological Sites;  e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance.</p> <p><del>For all assets, development will not be permitted unless it can be demonstrated that any mitigation or compensatory measures proposed have been subject to an Ecological Assessment. The Ecological Assessment should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they reduce the impact of the development.</del></p> <p><b><u>All proposals likely to impact on the above assets will be subject to an ecological assessment. The ecological assessment should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development. Development affecting these sites will only be permitted where:</u></b></p> <p>i. <b><u>the proposal is justified against the above criteria, and</u></b>  ii. <b><u>where it can be demonstrated that the proposed mitigation or compensatory measures are equivalent to the value assigned to the site/asset in the ecological assessment.</u></b></p> <p><b>Explanatory text</b></p> <p>5.187 ... Biodiversity and geodiversity assets are divided into statutory and non-statutory sites. Statutory sites are designated by Natural England and include, Sites of Special Scientific Interest (SSSI), Ancient Woodland and Local Nature Reserves. Non-statutory sites include Local Wildlife Sites and Local Geological Sites. <b><u>In addition, potential Local Wildlife Sites (pLWS) can be of equal importance as Local Wildlife Sites (LWS) and thus will be afforded the same status until such a time as they are assessed. Therefore any ecological assessment concerning either LWS or pLWS must be subject to the sub-regionally recognised Warwickshire, Coventry and Solihull Local Wildlife Site Criteria Assessment unless otherwise previously agreed.</u></b></p> <p>5.188 ... Aged and veteran trees not only play an important role in landscape and amenity value but also in provision of wildlife habitat and assisting in regulating climate change. Alongside Local Geological Sites, other areas of importance for geology and geomorphology are identified in the Warwickshire Geodiversity Action Plan. <b><u>Where development may have an impact upon ancient woodland or veteran trees, applicants should refer to Natural England and the Forestry Commission's Standing Advice on Ancient Woodland and Veteran Trees and its associated Assessment Guide will be used where relevant.</u></b></p>
MM67	NE3	<p><b>NE3 Biodiversity</b></p> <p>New development will be permitted provided that it protects, enhances and/or restores habitat biodiversity. Development proposals will be expected to ensure that they:</p>

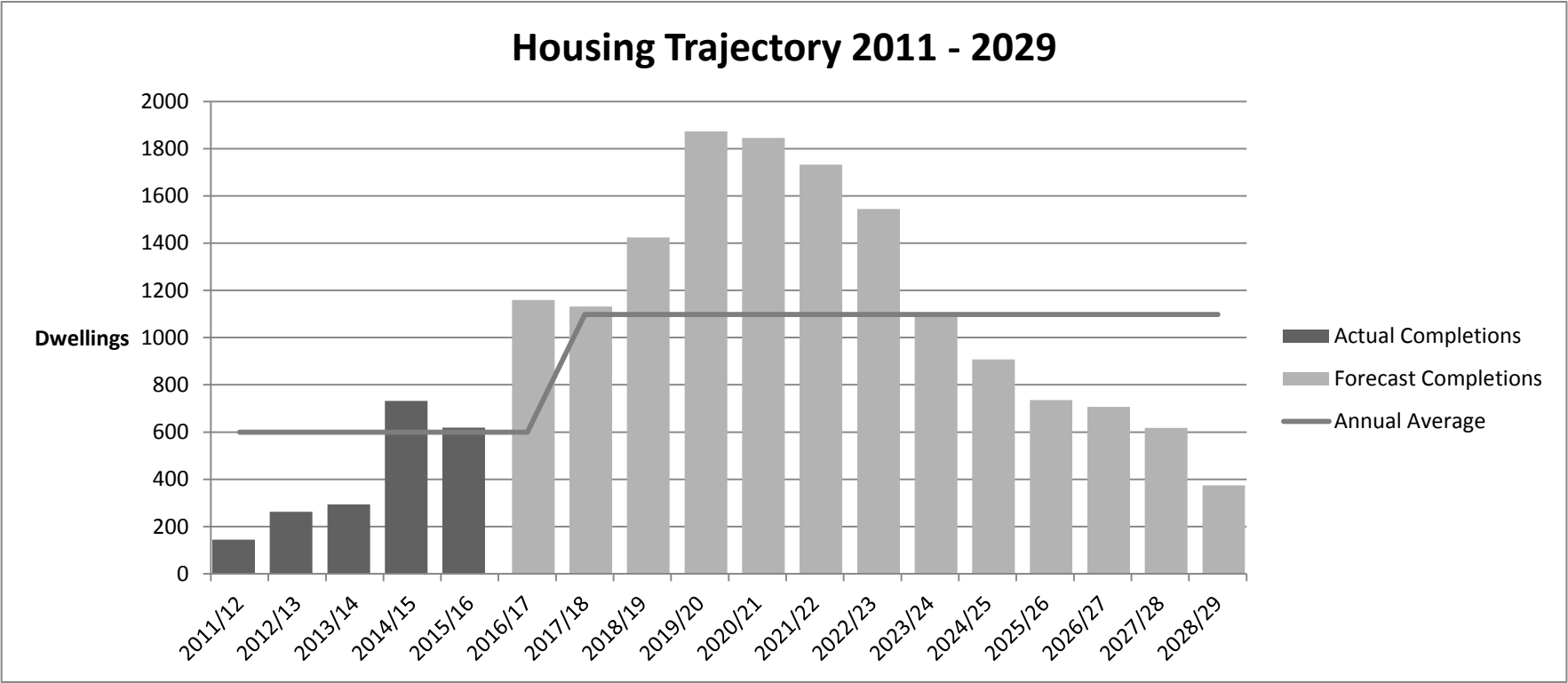
Main Mod ref:	Policy	Proposed Modification (deleted text shown as <del>strike through</del> and additional text shown <b><u>bold and underlined</u></b> ).
		<p>a) lead to no net loss of biodiversity, <b><u>and where possible a net gain</u></b>, where appropriate, by means of an approved ecological assessment of existing site features and development impacts;</p> <p>...</p>
MM68	NE5	<p><b>NE5 Protection of Natural Resources</b></p> <p><b>Development proposals will be permitted provided that they ensure that the District's natural resources remain safe, protected, and prudently used. Development proposals will be expected to demonstrate that they:</b></p> <p>...</p> <p>c) do not result in a reduction in the quality or quantity of groundwater resources; <b><u>this includes the protection of principal aquifers and the source protection zones associated with public supply boreholes within the northern part of the district; there will be a presumption against development within a groundwater SPZ1 which would physically disturb an aquifer;</u></b></p> <p>...</p> <p>e) do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place.</p> <p>f) <b><u>where appropriate, identify how the proposals will contribute to the EU Water Framework Directive and the Severn River Basin Management Plan, which requires the restoration and enhancements of water bodies to prevent deterioration and promote recovery of waterbodies.</u></b></p>
MM69	NE6	<p><b>NE6: High Speed Rail 2 (HS2)</b></p> <p><del>The Council will seek to minimise the impact of HS2 on the natural environment, businesses and residents of the District.</del></p> <p><b><u>If the High Speed Rail (London-West Midlands) Bill is enacted, the Council, when considering requests for approval in respect of HS2 works under the special planning provisions established by the Act, will seek appropriate mitigation of any significant environmental effects of HS2 on the natural environment, businesses and residents of the district subject to the requirements of the Act.</u></b></p> <p><b>Explanatory text</b></p> <p>5.200 The safeguarded route in relation to the proposed High Speed 2 rail link ("HS2") is shown on the Policies Map. <b><u>Over the duration of the Local Plan, the Department for Transport may make updates to the safeguarding directions for HS2 in Warwick District, details of which will be available on its website</u></b></p> <p>5.201 Should HS2 go ahead, it is important that applications submitted in relation to the detailed construction programme (including any associated temporary use of land in the district for associated measures such as construction sites etc) are</p>

Main Mod ref:	Policy	Proposed Modification (deleted text shown as <del>strike through</del> and additional text shown <b><u>bold and underlined</u></b> ).
		<p><del>carefully assessed in accordance with the enabling legislation, in order to mitigate any adverse impacts of the development on the communities and environment within Warwick District.</del> <b><u>The powers to build and operate HS2 are being sought through the High Speed Rail (London - West Midlands) Bill. This Bill seeks deemed planning permission for the railway and associated works and hence the planning authority for HS2 is Parliament. Therefore, matters of principle relating to the railway and the mitigation of the effects of construction and operation will be determined by Parliament.</u></b></p> <p><b><u>The HS2 Bill, when enacted, will establish a special planning regime for the approval of certain details including the design and external appearance of works including buildings and earthworks. Warwick District Council will be the determining authority for these approvals (subject to appeal) and the Warwick District Local Plan will be material to their determination insofar as it is material to the matter for approval and the grounds specified in the HS2 Bill for the consideration of that matter. The special planning regime put in place by the HS2 Bill is similar to those contained in the Crossrail Act and Channel Tunnel Rail Link Act. When considering requests for approval under the special planning regime Warwick District will, within the provisions of the HS2 Act, seek appropriate mitigation.</u></b></p> <p>5.202 The Council considers that it is important that applications relating to High Speed 2 provide sufficient detail with regard to the mitigation measures required to make HS2 acceptable in planning terms.</p>
<b>MM70</b>	NP1	<i>Delete Policy NP1 and explanatory text</i>
<b>MM71</b>	NP2	<i>Delete Policy NP2 and explanatory text</i>
<b>MM72</b>	W1	<i>Delete Policy W1 and explanatory text</i>
<b>MM73</b>	W2	<i>Delete Policy W2 and explanatory text</i>
<b>MM74</b>	DELIVERY AND MONITORING	<p><b>Reviewing the Plan</b></p> <p>Throughout the plan period, the Council will monitor evidence and issues that could render the Plan out of date and as a result could trigger a review or partial review. <b><u>The circumstances in which the Plan will be reviewed are set out in Policy DS20. Policy DS20 also commits the Council to undertaking a comprehensive review of circumstances before 31st March 2021 to assess whether a partial or full Plan review is required.</u></b> For instance, the Plan may be reviewed if one or more of the following circumstances arises:</p> <p>a) <del>Through Duty to Cooperate, it is necessary to accommodate the development needs of another local authority area within the District</del></p> <p>b) <del>Updated evidence or changes to national policy suggests that the overall development strategy should be significantly changed</del></p> <p>c) <del>The annual monitoring report demonstrates that the overall development strategy or the policies are not delivering the</del></p>

Main Mod ref:	Policy	Proposed Modification (deleted text shown as <del>strike through</del> and additional text shown <b><u>bold and underlined</u></b> ).
		<p>Local Plan's objectives and should therefore be significantly changed</p> <p>d) Any other reasons that render the Plan, or part of it, significantly out of date</p> <p><b>Neighbourhood Plans</b></p> <p>The Council will support the preparation and adoption of Neighbourhood Plans. A Neighbourhood Plans should align <b><u>be in general conformity</u></b> with the policies and proposals in this Local Plan. <b><u>In particular, they should conform with, and plan positively to support, the policies set out in the Development Strategy chapter of this Local Plan. On adoption of the Local Plan, the Council will provide further guidance to neighbourhood planning groups relating to strategic policies in the Local Plan</u></b> and <del>should set out the policies and proposals that are important locally within the designated Neighbourhood Plan area.</del></p> <p>Where Neighbourhood Plans come forward and are formally adopted "<b><u>made</u></b>", they <b><u>will be encompassed as part of the Development Plan for the area. In recognition of the importance of neighbourhood plans to local people and places, the Council will give weight to policies within "made" neighbourhood plans in line with national policy, including ensuring that non-strategic policies set out in neighbourhood plans take precedence over Local Plan policies where these are in conflict.</u></b></p> <p><b><u>The Council will ensure that</u></b> priorities <b><u>identified in neighbourhood plans</u></b> for enhancing or providing new facilities will need to be aligned with <del>the Plan</del> infrastructure <b><u>delivery plan</u></b> requirements. Information on local infrastructure requirements will be established, reviewed and updated alongside the District-wide Infrastructure Delivery Plan.</p> <p>In accordance with national regulations, a meaningful proportion of CIL funds will be passed to the relevant parish or spent by the District Council on behalf of the community in which the development is located.</p>
<b>MM75</b>	SUPERCEDED POLICIES	<b>See separate table – Appendix C</b>



Appendix A



Summary of actual and forecast completions from all sources:

	Completi ns 2011- 2016 (Net)	b) Commitme nts @ April 2016 (Net)	b) Commitme nts - Care Homes @ April 2016 (Net)	b) Commitme nts - Student Halls @ April 2016 (Net)	c) Small Urban SHLAA Sites (Less 10% - rounded)	d) Windfall Allowance	e) Canalside & Employme nt Regen Areas	f) Allocated Brownfield Sites	g) Allocated Greenfield Sites	h) Villages	i) New Sites Jan 2016	j) Commitme nts Apr May 16	Total	Cumulative Total
<b>Total (net)</b>	<b>2051</b>	<b>6584</b>	<b>198</b>	<b>151</b>	<b>266</b>	<b>1010</b>	<b>200</b>	<b>930</b>	<b>1430</b>	<b>890</b>	<b>3204</b>	<b>225</b>	<b>17139</b>	
<b>Year</b>														
11/12	144	0	0	0	0	0	0	0	0	0	0	0	144	144
12/13	262	0	0	0	0	0	0	0	0	0	0	0	262	406
13/14	294	0	0	0	0	0	0	0	0	0	0	0	294	700
14/15	732	0	0	0	0	0	0	0	0	0	0	0	732	1432
15/16	619	0	0	0	0	0	0	0	0	0	0	0	619	2051
16/17	0	1040	117	2	0	0	0	0	0	0	0	0	1159	3210
17/18	0	954	49	109	0	0	0	20	0	0	0	0	1132	4342
18/19	0	1019	0	37	41	0	0	45	20	88	75	100	1425	5767
19/20	0	840	32	0	66	101	5	65	200	229	260	75	1873	7639
20/21	0	676	0	0	88	101	0	90	245	226	369	50	1845	9484
21/22	0	590	0	0	0	101	15	115	295	186	430	0	1732	11216
22/23	0	558	0	0	0	101	15	70	270	131	400	0	1545	12761
23/24	0	407	0	0	0	101	10	95	140	30	305	0	1088	13849
24/25	0	257	0	0	0	101	20	125	100	0	305	0	908	14757
25/26	0	100	0	0	5	101	35	130	60	0	305	0	736	15493
26/27	0	100	0	0	26	101	55	80	50	0	295	0	707	16200
27/28	0	100	0	0	27	101	40	70	50	0	230	0	618	16818
28/29	0	0	0	0	14	101	5	25	0	0	230	0	375	17193
<b>Total (gross)</b>	<b>2051</b>	<b>6641</b>	<b>198</b>	<b>148</b>	<b>266</b>	<b>1010</b>	<b>200</b>	<b>930</b>	<b>1430</b>	<b>890</b>	<b>3204</b>	<b>225</b>	<b>17193</b>	

## **Appendix B**

### **MM17 – DSNEW1**

*Vision and strategic objectives for DSNEW1 to be appended to local plan – to be read alongside policy.*

#### **Mission Statement**

**The intention is to create a new 21st Century living, learning and working quarter serving both Warwick District and Coventry City, which will be a place-shaping exemplar and a major boost to the regional and sub-regional economy, offering an unparalleled educational, residential and community environment.**

#### **Vision for land south of Coventry**

**This area will be a thriving, available and sustainable driver for economic growth, based around its excellent links to the strategic highways network, represented by both a link road between A and B and improved rail and other public transport connections serving the University of Warwick and significant opportunities for cycling and walking through and between the new areas of growth. Transit along both local and strategic networks will be simple, safe and reliable, with minimal delay and congestion.**

**The area will be a driver for long-term and stable economic growth through the provision of opportunities for employment provision, spin-out activity from the University housed in modern and attractive landscapes and the provision and improvement of strategic highway links to Coventry, the conurbation of Birmingham and beyond.**

**The presence of the high speed rail link between London and the Midlands, passing immediately to the south of this area, will itself stimulate and secure additional economic opportunities and will open the doors to wider markets both here and to the south.**

**The University itself will have cemented its reputation as a centre of excellence for higher learning and will have grown in innovative and environmentally sustainable ways to meet demand, resulting in a world-class campus, with buildings and layouts of unparalleled design quality and accessibility.**

**New housing developments will have created flourishing communities with their own individual characters, catering to residents throughout their lives and providing a range of attractive and well-designed properties.**

**Residential development improves the quality of life of its inhabitants. It offers healthy and high quality living environments and provides a balanced mix of housing, community facilities, services and employment opportunities that have created a viable and sustainable community. Public perceptions of well-being and security are high, with residential areas designed to promote the safety of pedestrians, cyclists and residents of all ages and physical abilities.**

**Layouts have been designed to be easily accessible to emergency services and incorporate high degrees of natural surveillance.**

**Development respects and reflects a high quality natural environment. The landscape and biodiversity value of the area has been enhanced and protected, with precious woodland forming the heart of a system of conjoined and interlocking wildlife and habitat links bringing the countryside into the urban fringe. New habitats have been created and where existing resources were impacted by development, they have been replaced locally.**

**Access to the natural environment is easily and safely available, with the provision of parks, informal open space, play areas, leisure and sporting facilities an integral aspect of all forms of development.**

The following objectives will be met through the successful development of land south of Coventry. They will also be applicable to emerging / safeguarded sites where such sites become available: -

### **Infrastructure**

**Traffic and roads** - a strengthened and improved network of strategic transport links serving the area and providing sufficient capacity to allow traffic to flow freely to and from the conurbation, Kenilworth, Warwick and Leamington. This will include: -

- Improvements to existing junctions, carriageways and points of access to the strategic network to mitigate the impacts of additional traffic and, where possible, alleviate current levels of congestion
- The provision of new road infrastructure where required, such as a link road between A and B
- Provision of park and ride opportunities to serve commuters travelling into Coventry and the Warwick / Leamington / Kenilworth areas
- The design of layouts for new housing and amenity areas that allows for the use of modes of transport other than the private car
- Strategic road infrastructure will be phased throughout the life of the developments, with a framework in place to share costs equitably amongst developers in the wider area.

**Public and Personal Transport** – the extension of existing services to meet demands from new development fully and frequently. This will be particularly important when considering the needs of the resident and incoming student population.

Measures to mitigate and improve services will include: -

- Improved bus provision, including the extension of extant services and provision of additional routes where necessary
- The creation and enhancement of a network of cycle routes and paths, including safe and accessible links into the conurbation, University and to and from new rail infrastructure.
- The creation and enhancement of safe and accessible pedestrian routes into the conurbation, University and adjacent development, linking wherever possible to existing public footpaths and longer distance routes.

### **Services and strategic provision –**

- Development should be provided with sufficient levels of water, sewage and power infrastructure, to ensure that impacts on adjacent facilities is mitigated.
- Improvements to the capacity of Finham Sewage Treatment Works will be required as appropriate
- Developers will liaise with service providers to ensure the most appropriate and futureproofed delivery of capacity is achieved, e.g. through shared ducting
- High-speed broadband (fibre optic cabling, wireless etc.) will be provided as standard, as will next-generation mobile technology

**Education** – the provision of capacity meet demands arising from the new development: -

- New primary school(s) at Kings Hill to meet demand generated by the new community
- New secondary school at Kings Hill / provision of additional capacity at adjacent schools within Warwick District or Coventry depending on demand
- The ongoing development and expansion of the University of Warwick, with best use made of the existing landholding and the extension of the University's built environment in accordance with an agreed masterplan that reflects the high quality of design and sustainability being sought for the area.

**Community Facilities** – the provision of suitably located and accessible facilities and services to enable the new developments within the area identified in DSNEW1 to function as successful and sustainable communities in their own right: -

- Westwood Heath will provide a new health centre, appropriate levels of retail facilities (a convenience store of no more than 500sq.m. gross),
- Kings Hill will provide a new local centre, health centre and employment opportunities
- Development will incorporate appropriate levels of emergency services infrastructure, in agreement with the respective services
- Development will also include as appropriate community meeting spaces / multifunction buildings that can serve as community hubs.

**Green infrastructure** – the nature of the landscape and environment in this area will dictate that a significant amount of open space will be required as part of the wider strategic infrastructure requirements. This will be in the form of a mixture of both formal and informal provision: -

- There are existing private sports facilities at Kings Hill that will be retained.
- Should any proposals come forward to relocate extant sporting or leisure facilities, this must be undertaken in close co-operation with the relevant facilities and following public consultation prior to the submission of a planning application.
- Additional sporting and leisure provision will also be required on sites as part of the development areas, to allow people to engage in pursuits conducive to a healthy and active lifestyle
- The development sites themselves (together with areas safeguarded for potential future development) will be removed from the Green Belt.
- The status of the Green Belt in the rest of the area will be maintained and land will be protected from inappropriate development in accordance with the requirements of the NPPG
- Landscape enhancement will be required, to mitigate the impacts of development on the landscape in general and to reinforce Green Belt and other boundaries to prevent encroachment.
- The opportunity to strengthen and reinstate traditional landscape forms will be encouraged.
- Informal public open space will be required on all development sites, especially in locations where meaningful links can be made to the wider countryside. This will allow for wildlife corridors to be maintained and for local communities to be able to enjoy the benefits of a wide range of leisure and recreational opportunities.
- Biodiversity on development sites will be maintained through the provision of habitat creation opportunities. Where habitats are unavoidably impacted by otherwise sustainable development, appropriate levels of offsetting must be provided elsewhere on the site or as close to it as possible.
- Sensitive habitats, such as Wainbody Wood and ancient woodlands on / adjacent to Westwood Heath, must be retained and protected and development proposals will maintain these as integral and valued aspects of the final layouts.

**Housing** – these developments offer an opportunity for the delivery of exciting and innovative housing layouts, house types and a mix of tenures and sizes, that reflect best environmental and sustainable practice: -

- Housing schemes will be of high quality and will reflect high standards in construction and residential amenity
- Development will promote the highest possible standards of environmental performance and durability
- Residential development will be expected to make best use of available land, services and infrastructure
- Residential provision will be easily managed and maintained at all stages in the lives of the residents
- Affordable housing will be required to help meet identified need in Warwick District and Coventry.

- The level of provision of affordable housing will accord with the requirements set out in the relevant local plan policies for the district.

**Employment and economic growth** – opportunities for economic growth, both within and adjacent to the sites, will help cement the stability and sustainable growth of the sub-region: -

- Employment-generating uses will be housed in modern, attractive and environmentally sustainable buildings that promote energy efficiency and carbon neutrality
- Spin-out activity from the University will be supported and delivered in close proximity, in line with a masterplan
- Infrastructure to support economic growth, such as transport and highways improvements, will be supported through the implementation of the IDP and the provision of funding through legal agreements and CIL requirements.
- A range of new employment opportunities will be explored and where appropriate identified as part of the various masterplans for the sites being promoted.
- The presence of HS2 and the new rail halt will themselves be drivers for economic growth and it will be important to ensure that opportunities for linkages to existing infrastructure and accessibility are maximised.

**Health and wellbeing** – National Planning Guidance identifies the following aims at paragraph 5 of its Health and Wellbeing section:

*A healthy community is a good place to grow up and grow old in. It is one which supports healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community. It should ... encourage active healthy lifestyles ... the creation of healthy living environments.*

The Vision and Objectives above identify a number of aspects of healthy development, but in addition the following issues should be addressed: -

- Housing will be of sufficient size to prevent overcrowding, will provide for a light, airy living environment and will protect inhabitants from the effects of noise, pollution and extremes of temperature
- Design and layout will promote community interaction through appropriate design and layout, ensuring that residents do not suffer from feelings of isolation
- The layout of schemes will promote physical activity through providing opportunities for walking, cycling and active recreation and will reduce the incidence of traffic accidents
- The provision of substantial areas of open space, landscaping and green corridors will help protect residents from the effects of airborne pollution, as will the design of local streets
- The mental health requirements of residents will be addressed in part through easy and safe access to green open space and the natural environment
- Communities and the residential environment will be enhanced by good access to healthcare, education, social infrastructure and local employment opportunities
- Layouts will reflect best practice in designing out crime.

## Appendix C

**MM75** - Schedule of policies in the extant Development Plan that are superseded by policies in this Local Plan

Extant local plan policy 1996 - 2011	Superseded by:
DP1 Layout and Design	BE1 Layout and Design
DP2 Amenity	BE3 Amenity
DP3 Natural and Historic Environment and Landscape	NE4 Landscape
DP4 Archaeology	HE6 Archaeology
DP5 Density	BE2 Developing Strategic Housing Sites
DP6 Access	TR1 Access and Choice
DP7 Traffic Generation	TR2 Traffic Generation
DP8 Parking	TR4 Parking
DP9 Pollution Control	NE5 Protection of Natural Resources
DP10 Flooding ( <i>policy was not saved</i> )	FW1 Reducing Flood Risk
DP11 Drainage	FW2 Sustainable Urban Drainage
DP12 Energy Efficiency	CC1 Planning for Climate Change Adaptation
DP13 Renewable Energy Developments	CC2 Planning for Renewable Energy and Low Carbon Generation
DP14 Crime Prevention	HS7 Crime Prevention
DP15 Accessibility and Inclusion	HS1 Healthy, Safe and Inclusive Communities (in part)
SC1 Securing a Greater Choice of Housing	H4 Securing a Mix of Housing
SC2 Protecting Employment Land and Buildings	EC3 Protecting Employment Land and Buildings
SC3 Supporting Public Transport Interchanges	TR1 Access and Choice (in part)
SC4 Supporting Cycle and Pedestrian Facilities	TR1 Access and Choice (in part)
SC5 Protecting Open Spaces ( <i>policy was not saved</i> )	HS2 Protecting Open Space, Sport and Recreation Facilities
SC6 Protecting Sport and Recreation Facilities ( <i>policy was not saved</i> )	HS2 Protecting Open Space, Sport and Recreation Facilities
SC7 Directing Community Facilities ( <i>policy was not saved</i> )	CT1 Directing New Meeting Places, Tourism, Leisure, Cultural and Sports Development
SC8 Protecting Community Facilities	HS8 Protecting Community Facilities

<b>Extant local plan policy 1996 - 2011</b>	<b>Superseded by:</b>
SC9 Telecommunications	BE6 Electronic Communications (Telecommunications and Broadband)
SC10 Managing Housing Supply ( <i>policy was not saved</i> )	DS6 Level of Housing Growth DS7 Meeting the Housing Requirement
SC11 Affordable Housing	H2 Affordable Housing
SC12 Sustainable Transport Improvements	DM1 Infrastructure Contributions
SC13 Open Space and Recreation Improvements	HS4 Improvements to Open Space, Sport and Recreation Facilities
SC14 Community Facilities	DM1 Infrastructure Contributions
SC15 Public Art	CT5 deleted
UAP1 Directing New Housing	H1 Directing New Housing
UAP2 Directing New Employment Development	EC1 Directing New Employment Development
UAP3 Directing New Retail Development	TC2 Directing Retail Development
UAP4 Protecting Local Shopping Centres	TC17 Local Shopping Facilities
UAP5 Protecting Local Shops	TC17 Local Shopping Facilities
UAP6 Motor Vehicle Sales	
UAP7 Directing New Tourism Development ( <i>policy was not saved</i> )	CT1 Directing New Tourism, Leisure and Cultural Development
UAP8 Directing New Visitor Accommodation ( <i>policy was not saved</i> )	CT2 Directing New or Extended Visitor Accommodation
UAP9 Directing New Leisure Development ( <i>policy was not saved</i> )	CT1 Directing New Tourism, Leisure and Cultural Development
TCP1 Protecting and Enhancing the Town Centres	TC1 Protecting and Enhancing the Town Centres
TCP2 Directing Retail Development	TC2 Directing Retail Development
TCP3 Providing for Shopping Growth in Leamington Town Centre	TC5 Providing for Shopping Growth in Royal Leamington Spa Town Centre
TCP4 Primary Retail Frontages	TC6 Primary Retail Frontages
TCP5 Secondary Retail Areas	TC7 Secondary Retail Areas
TCP6 Café Quarters	TC8 Warwick Café Quarter TC9 Royal Leamington Spa Restaurant and Café Quarter
TCP7 Opportunity Sites in Old Town, Leamington Spa	
TCP8 Warwick Town Centre Mixed Use Area	TC11 Warwick Town Centre Mixed Use Area



<b>Extant local plan policy 1996 - 2011</b>	<b>Superseded by:</b>
TCP9 Protecting Employment Land and Buildings	EC3 Protecting Employment Land and Buildings TC12 Protecting Town Centre Employment Land and Buildings
TCP10 Protecting the Residential Role of Town Centres	TC13 Protecting the Residential Role of Town Centres
TCP11 Protecting Residential Uses on Upper Floors	TC14 Protecting Residential Uses of Upper Floors
TCP12 Upper Floors within Town Centres	TC15 Access to Upper Floors in Town Centres
TCP13 Design of Shopfronts	TC16 Design of Shopfronts
RAP1 Directing New Housing	H1 Directing New Housing
RAP2 Extensions to Dwellings	H14 Extensions to Dwellings in the Open Countryside
RAP3 Replacement Dwellings	H13 Replacement Dwellings in the Open Countryside
RAP4 Providing Rural Affordable Housing	H3 Affordable Housing on Rural Exception Sites
RAP5 Housing for Rural Workers ( <i>policy was not saved</i> )	H12 Housing for Rural Workers
RAP6 Directing New Employment	EC1 Directing New Employment Development
RAP7 Converting Rural Buildings	BE4 Converting Rural Buildings
RAP8 Replacement of Rural Buildings	H14 Extensions to Dwellings in the Open Countryside
RAP9 Farm Diversification	EC2 Farm Diversification
RAP10 Safeguarding Rural Roads	
RAP11 Rural Shops and Services	TC17 Local Shopping Facilities
RAP12 Farm Shops	TC18 Farm Shops
RAP13 Directing New Outdoor Leisure and Recreation Development	HS5 Directing Open Space, Sport and Recreation Facilities
RAP14 Golf Facilities	
RAP15 Camping and Caravanning Sites	CT6 Camping and Caravan Sites
RAP16 Directing New Visitor Accommodation	CT2 Directing New or Extended Visitor Accommodation
DAP1 Protecting the Green Belt ( <i>policy was not saved</i> )	
DAP2 Protecting the Areas of Restraint	NE4 Landscape (in part)
DAP3 Protecting Nature Conservation and Geology	NE2 Protecting Designated Biodiversity and Geodiversity Assets
DAP4 Protection of Listed Buildings	HE1 Designated Heritage Assets and their Setting

<b>Extant local plan policy 1996 - 2011</b>	<b>Superseded by:</b>
DAP5 Changes of Use of Listed Buildings	HE1 Designated Heritage Assets and their Setting
DAP6 Upper Floors within Listed Buildings and Conservation Areas	
DAP7 Restoration of Listed Buildings	HE1 Designated Heritage Assets and their Setting
DAP8 Protection of Conservation Areas	HE2 Conservation Areas
DAP9 Unlisted Buildings in Conservation Areas	HE2 Conservation Areas
DAP10 Control of Advertisement Hoardings	
DAP11 Protecting Historic Parks and Gardens	Explanatory text associated with deleted policy HE4 addresses this
DAP12 Protecting Safeguarded Areas	TR6 Safe Operation of Aerodromes
SSP1 Employment Allocations	DS9 Employment Sites to be Allocated
SSP2 Major Developed Sites in the Green Belt	MS2 Major Sites in the Green Belt
SSP3 Stoneleigh Park	MS2 Major Sites in the Green Belt
SSP4 Safeguarding Land for Kenilworth Railway Station	TR5 Safeguarding for Transport Infrastructure
SSP5 Safeguarding Land for Warwick and Leamington Spa Park and Ride	TR5 Safeguarding for Transport Infrastructure
SSP6 Safeguarding Land for the Barford Bypass ( <i>policy was not saved</i> )	
SSP7 Coventry Airport	
SSP8 Hatton Country World	