



# Warwick District **LOCAL PLAN** helpingshapethedistrict



**2011-2029**

Adopted September 2017

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# 1 Introduction, Vision and Objectives

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## Introduction

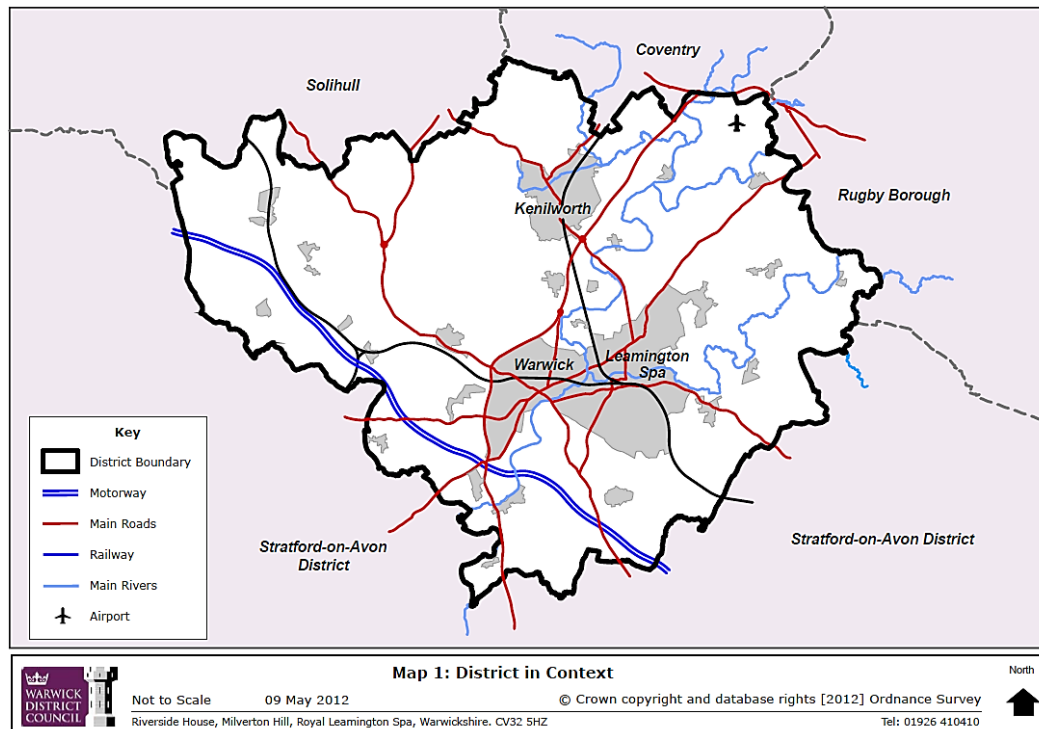
### **Purpose and role of the Draft Local Plan**

- 1.1 The Council has a statutory duty to prepare, monitor and review a Development Plan for the district. This document is Warwick District Council's Local Plan. It sets out the Council's policies and proposals to support the development of the district through to 2029.
- 1.2 The purpose of the Plan is to set out the long-term spatial vision for how the towns, villages and countryside in the district will develop and change and how this vision will be delivered through a strategy for promoting, distributing and delivering sustainable development.
- 1.3 This Plan has been prepared under the Planning and Compulsory Purchase Act 2004. It was tested at a public examination in 2015 and 2016 and modified in light of comments received from the public and the Examination's Inspector. The Plan is sound and satisfies the requirements of Section 20(5) of the 2004 Act.
- 1.4 This Plan will be important in helping the Council to deliver its vision to 2029. The Plan contains policies, designations and allocations that will be used to shape development and to determine planning applications.
- 1.5 The preparation stage for this Plan commenced in 2010 when the Council decided to stop work on the preparation of a Core Strategy.

### **National Policy**

- 1.6 The National Planning Policy Framework (NPPF) provides the policy framework for preparing local plans. The NPPF asks that local plans set out the strategic priorities for the area, including policies to deliver:
  - the homes and jobs needed in the area;
  - the provision of retail, leisure and other commercial development;
  - the provision of infrastructure for transport, telecommunications, waste management, water supply, waste water and flood risk, and the provision of minerals and energy;
  - the provision of health, security, community and cultural infrastructure and other local facilities; and
  - climate change mitigation and adaptation, and the conservation and enhancement of the natural and historic environment, including landscape.

### **Spatial Portrait**



- 1.7 Warwick District lies between the city of Coventry and rural parts of Solihull to the north, Stratford-on-Avon District to the south and Rugby Borough to the east. It enjoys good links by rail to Birmingham and London and these connections will be further enhanced by the new High Speed 2 rail link. The M40 provides good road connections to London and the south-east as well as to the West Midlands conurbation. There are regionally significant road networks linking to the A45 and A46 corridors within and adjacent to the district. These transport links mean that although located within the West Midlands, the district shares some characteristics with the south east.
- 1.8 Warwick District has a growing, ageing, ethnically diverse and highly skilled population. 90% of the 137,700 residents (2011 Census) live in the main urban areas of Kenilworth, Warwick, Whitnash and Royal Leamington Spa with the remaining 10% living in a number of relatively small villages. The population has grown from 124,000 in 2000 — an 11% increase — and based on the level of housing provision in this Plan, is forecast to continue to grow, with potentially 26% growth between 2011 and 2029. The highest rate of projected population growth in the future is expected to be amongst those aged 65 and over.
- 1.9 The district has a diverse population, with a high proportion of non-white British residents (15% of the total population) compared to other districts in the County.
- 1.10 Compared to other parts of Warwickshire, a higher proportion of the district's population is of working age.
- 1.11 Relative to the West Midlands as a whole, the district has a strong local economy, with a skilled population and higher than average levels of productivity and earnings compared with regional and national averages.
- 1.12 The vast majority of the district's rural area lies within the West Midlands Green Belt, with only the area to the south of Warwick, Whitnash and Royal Leamington Spa lying outside it.
- 1.13 To protect and maintain the character of the district, the Local Plan has balanced the growth of the district with the protection and enhancement of historic and natural assets.
- 1.14 Areas of historic or environmental importance in the district include:
- seven Sites of Special Scientific Interest
  - 72 Local Wildlife Sites
  - 1488 Listed Buildings



- 39 Scheduled Monuments
  - 31 Conservation Areas
  - 12 Registered Parks and Gardens
- 1.15 The district's relative prosperity masks some significant areas of deprivation. In particular, Lillington lies within the most deprived 20% of Super Output Areas nationally. Further, the changing needs of business means that some of the district's traditional industrial areas require regeneration, with many of these areas located alongside the Grand Union Canal in Warwick and Royal Leamington Spa. The district's 40km of canal offer particular opportunities for recreation, regeneration and environmental improvement.
- 1.16 The three main town centres of Royal Leamington Spa, Kenilworth and Warwick provide a focus for retail, leisure and employment. The unique and high quality environments of these town centres means that they were relatively resilient to the recession in the early 2000s and to competition from online retailing and other retail destinations and town centres in the sub-region. Despite this there has been an increase in vacancy rates and a fall in rents in some parts of the town centres, indicating a need to continue to focus investment in these areas.

### **Duty to Co-operate and Strategic Planning**

- 1.17 Whilst there is no regional strategy in place, the Council recognises the importance of working on strategic issues across boundaries. For this reason, the Council has worked co-operatively with a range of organisations in the region and sub-region on cross-boundary and strategic issues. Specifically, the Council has co-operated with other organisations in relation to the following issues:
- 1.18 Housing requirements: the Council took part in a Strategic Housing Market Assessment for Coventry and Warwickshire with the five other local planning authorities within the sub- region. The resulting sub-regional evidence base was used as a starting point for on-going discussions about the quantum of housing to be delivered in each district. This ensured that strategic issues relating to the level and distribution of housing growth have been shared across the sub-region and decisions were supported by a sound, shared evidence base.
- 1.19 In October 2015, a housing memorandum of understanding (HMOU) was agreed by five of the six sub-regional planning authorities and the County Council in Warwickshire, which proposed a rational approach be adopted to ensure any unmet housing need arising in Coventry was redistributed fairly between the sub-regional authorities. The non-signatory authority was Nuneaton and Bedworth Borough Council. At the time of writing, adopted and submitted plans for Stratford-on-Avon, Coventry and Rugby align with the HMOU and the proposals in North Warwickshire's Draft Local Plan (2016) also align with the HMOU, as does this Plan. This process has been agreed by the Coventry and Warwickshire Joint Committee and involves three broad stages:
- ensuring a robust and up-to-date joint evidence base;
  - agreeing a sub-regional strategy for meeting any shortfall in housing provision; and
  - reviewing Local Plans where necessary.
- 1.20 If required, the Council is committed to an early review of its local plan to help address any shortfall in the sub-region's housing provision (policies DS19, DS20, and DS21).
- 1.21 Warwick District Council, along with the other councils in the Coventry and Warwickshire sub-region, has also co-operated with councils in neighbouring housing market areas, particularly in the Greater Birmingham area. Warwick District Council has not been approached to accommodate any housing shortfall from the Greater Birmingham area. There is a possibility that other councils within the Coventry and Warwickshire sub-region might be required to help meet some of Birmingham's overspill housing need. This could have knock-on effects for Warwick District. It has therefore been agreed that any housing shortfall arising from within the Greater Birmingham area is also addressed using the approach described above.

- 1.22 [Employment Requirements and the Coventry and Warwickshire Local Enterprise Partnership](#): the council has worked through the Coventry and Warwickshire Local Enterprise Partnership to co-operate in the preparation of a Strategic Employment Land Review that looks at the requirements for employment land across the Coventry and Warwickshire sub-region. This demonstrated that Coventry would be unable to meet its employment land requirement in full. As a result an Employment Land Memorandum of Understanding was agreed by the six councils in Coventry and Warwickshire in 2016. It set out the proposed redistribution of employment land from Coventry. This Plan aligns with the Employment Land MoU. This signaled the need for a site of sub-regional significance of sufficient scale to attract national and international investors. This information was incorporated into the preparation of the Strategic Economic Plan (SEP) for the sub-region, including the identification of strategically important employment sites for future use.
- 1.23 The Council also participated in the City Deal for Coventry and Warwickshire. This identified key employment sectors on which the sub-region could focus in attracting inward investment, with Advanced Manufacturing and Engineering being particularly important. The outcomes of this work included the identification of the former Honiley Airfield (a site within Warwick District) as an important investment site that could be unlocked through the provision of improved infrastructure.
- 1.24 The Council continues to be actively engaged with the Local Enterprise Partnership on an on-going basis.
- 1.25 [Other Strategic Issues](#): The Council has also actively co-operated with neighbouring councils in relation to other strategic issues, including:
- i. Green infrastructure: recognising that green infrastructure crosses administrative boundaries, the authorities in the Coventry and Warwickshire sub-region have developed a sub-regional Green Infrastructure Strategy that has informed the development of this Plan. This strategy has included mechanisms to introduce biodiversity offsetting.
  - ii. Planning for and delivery of transport infrastructure: whilst planning for, and providing, transport infrastructure is the responsibility of Warwickshire County Council, the Council has actively participated in work to plan for this sub-regionally, particularly in preparing the Strategic Economic Plan.
  - iii. Green belt: the Council participated in the Joint Green Belt Study in 2015.

### Plan Period

- 1.26 The period covered by the local plan is 2011 to 2029. As far as possible, the evidence base and future projections are based on 2011 data and project forward until at least 2029

## Issues

- 1.27 The district faces a number of opportunities and issues and it is important that the Plan addresses these:
- a) The legacy of the recession in the late 2000s on the economy and opportunities for economic growth provided by the district's economic diversity, and in particular by the Advanced Manufacturing and Engineering Sector, where there are opportunities to build on the success of companies such as Jaguar Land Rover and other vehicle manufacturers.
  - b) Relatively high house prices limiting the ability of local people to buy or rent property in the area, creating the need for more affordable housing for families in towns and villages and the need to provide more housing to meet future needs, particularly those of older people.
  - c) The threat to the economic strength of the town centres of Warwick, Royal Leamington Spa and Kenilworth as a result of the recession, the continued rise of online retailing and developments elsewhere. This is balanced by the opportunities provided by the high quality and unique environment of the three main town centres.

- d) The size and condition of existing community facilities and services (particularly schools and healthcare resources) and the challenge involved in enabling them to meet current and future needs.
- e) People's general health and well-being, and the need for them to have access to sport and cultural experiences, such as cinemas and community events.
- f) Road congestion and air pollution, particularly around the main junctions along the A46 and M40, the routes into the towns, and within town centres.
- g) The threat of flooding to homes and businesses in some areas, and the concern that flooding events will increase because of climate change.
- h) Areas of deprivation in Warwick and Royal Leamington Spa.
- i) Pressure for new development and climate change threatening the high-quality built and natural environments in the district, particularly in historic areas.
- j) The cost of maintaining historic buildings and areas.
- k) Opportunities to attract investment (housing, business and infrastructure) into the district as a result of its high quality environment and good links and communication.
- l) Crime and the fear of crime, particularly in town centres, and the need to protect the community from harm.
- m) The impact and effects of the High Speed 2 rail line.

### Consultation and Evidence

1.28 The following consultations have been undertaken during the preparation and examination of the Plan:

- Issues, Growth Scenarios and Draft Objectives Consultation, May / June/ July 2011
- Preferred Options Consultation, June and July 2012
- Revised Development Strategy Consultation, June and July 2013
- Village Sites and Rural Settlement Boundaries Consultation, December 2013 and January 2014
- Publication Draft Consultation, May and June 2014
- Focused Changes Consultation, November and December 2014
- Proposed Modifications Consultation, March and April 2016
- Main Modifications Consultation, March, April and May 2017

### Evidence

1.29 The full evidence underpinning this Plan's policies and proposals are set out on the Council's website. The evidence base includes the following:

- Sustainability Appraisal
- Strategic Transport Assessments
- Employment Land Reviews
- Retail and Leisure Study
- Joint Strategic Housing Market Assessment and other housing requirement studies
- Strategic Housing Land Availability Assessment
- Site Selection Methodology
- Affordable Housing Viability Assessment
- Gypsy and Travellers Accommodation Needs Assessment
- Village Settlement Hierarchy Report

- Joint Green Belt and partial Green Belt Review
- Green Infrastructure Study and Delivery Assessment
- Parks and Open Spaces Audit
- Sports Pitches and Indoor Sports Facilities Study
- Setting of Heritage Assets studies
- Habitat Regulations Appropriate Assessment – Screening Report
- Habitat Biodiversity Audit
- Climate Change Adaptation Study
- Air Quality Assessment
- Water Cycle Study
- Strategic Flood Risk Assessment
- Warwickshire Biological Records Centre

## Vision, Strategy and Objectives

### Vision for the District

- 1.30 The Council's vision for Warwick District (which is shared with partners), as set out in the Sustainable Community Strategy, is **“to make Warwick District a Great Place to Live, Work and Visit”**.
- 1.31 The Council and its partners are trying to deliver this vision together through the Sustainable Community Strategy. This sets out the approach to address five key priorities:
- Safer Communities
  - Health and Wellbeing
  - Housing
  - Prosperity
  - Sustainability
- 1.32 The Sustainable Community Strategy is central to improving the quality of life in the district across all these priorities. The Local Plan has therefore been aligned with the Strategy to ensure it addresses the key priorities.

### Local Plan Strategy

- 1.33 This Plan aligns with the Warwick District Sustainable Community Strategy by focusing on the following strategic priorities:
- Supporting Prosperity:** seeking to enable the district's economy to prosper by providing opportunities for businesses to grow and relocate is an important priority for the Local Plan. To achieve this, the Plan sets out policies and proposals to support employment, vibrant town centres and a strong cultural and tourism offer and to enable good access to these facilities.
  - Providing the homes the district needs:** providing opportunities to deliver housing to support the district's changing and growing population is central to the Plan, as is ensuring that this housing is high quality and affordable and meeting the needs of everyone, including those with specialist requirements.
  - Supporting sustainable communities** (including health and wellbeing and community safety): there are many aspects to the delivery of sustainable communities, including:
    - the design and layout of new development;
    - provision of infrastructure;

- spaces and services to enable healthy and safe lifestyles;
- regeneration and enhancement of existing communities and environments, including tackling inequalities; and
- the protection of the natural and built environment.

1.34 In this Plan, these strategic priorities, are supported by a Spatial Strategy that seeks to:

- maximise use of brownfield sites;
- only bring forward greenfield sites in sustainable locations;
- avoid coalescence between settlements;
- protect important heritage assets;
- protect areas of high landscape value and important natural assets;
- focus employment, retail, leisure and cultural activities in town centres; and
- only develop sites in the green belt where exceptional circumstances can be justified.

### Local Plan Objectives

1.35 The Plan's objectives link the Local Plan strategy with the specific proposals set out in the following chapters. The objectives provide the framework to deliver sustainable development by balancing social, economic and environmental imperatives and where possible enhancing all three.

### Objective A: Providing sustainable levels of growth in the District

1. Provide a sustainable level of economic growth (and balance this with housing growth) to maintain high levels of employment, and to deal with pockets of unemployment in deprived areas. This Plan will:
  - identify and maintain a flexible and varied supply of accommodation and land for business that is the right type and in the right location;
  - support the growth of advanced manufacturing and engineering businesses, knowledge industries, energy industries and the rural economy; and
  - improve the rates of business growth in the district to support the 'organic' growth of the local economy.
2. Provide a sustainable level of housing growth (and balance this with economic growth) to reduce the number of people who are currently homeless or living in unsatisfactory accommodation, to meet future housing needs, and to help deal with the issues of need for affordable housing. The Local Plan will:
  - identify and maintain a supply of land for housing to meet the requirements for market and affordable housing, ensuring this is of the right size, provides for the right tenure, and is in the right location;
  - make sure that the district can accommodate university students without harming the balance of existing communities;
  - allow providers to meet the special housing needs of the growing number of older people; and
  - make provision for gypsies and travellers in order to deal with local need and historic demand.
3. Provide a sustainable level of retail and leisure growth that will meet people's existing and future needs, and maintain and improve the vitality and viability of existing town and local centres as attractive and safe places to visit both by day and night. The Local Plan will:
  - plan for the future management and growth of each town centre, taking account of their unique roles, to provide sustainable levels of retail and leisure growth.

### **Objective B: Providing well-designed new developments that are in the right location and address climate change**

4. Make sure that new developments are in places that will reduce the need for people to use their cars. This will minimise air pollution, help address climate change by reducing road congestion and carbon emissions, and encourage people to live more healthy lifestyles by facilitating walking and cycling.
5. Make sure that new developments are located, designed and built so that they can deal with the expected effects of climate change, particularly flooding.
6. Make sure new developments are appropriately distributed across the district and are designed and located to maintain and improve the quality of the built and natural environments, particularly around historic areas and buildings, sensitive wildlife habitats and areas of high landscape value. In addition, new developments should respect the integrity of existing settlements.
7. Make sure new developments are built to a high standard in terms of design, and provide inclusive, lively and attractive places where people feel safe and want to live, work or visit.
8. Make sure new developments provide public and private open spaces where there is a choice of areas of shade, shelter, recreation and access to sports facilities that will benefit people and wildlife and provide flood storage and carbon management.
9. Protect and enhance high-quality landscapes and important heritage and natural assets, ensuring that where adaptation is needed, this is done in a way that is sensitive to their significance.

### **Objective C: Enabling the District's infrastructure to improve and support growth**

10. Enable improvements to infrastructure, such as schools and healthcare provision, to make available and maintain facilities and services people need in locations they can get to.
11. Enable energy, communications, emergency services, water and waste organisations to improve their infrastructure and services so that they can meet people's current and future needs, protect the environment, and contribute towards dealing with the causes and mitigating the effects of climate change.
12. Enable transport providers to provide improvements, particularly better and more integrated public transport, cycling and pedestrian facilities, to meet people's current and future needs, improve the safety and efficiency of the transport network and support sustainable economic growth.
13. Enable improvements to be made to the built and natural environments that will help to maintain and improve historic assets, improve habitats and their connectivity, help the public to access and enjoy open spaces such as parks and allotments and support healthy lifestyles. Reduce the risk of flooding by only approving development that minimises the effects of climate change (including on habitats and wildlife).
14. Enable the maintenance of and qualitative improvements to sporting and leisure facilities, including enhancing opportunities for culture and tourism. This will include sustaining a flexible supply of land and buildings for sport and recreation of the right quality and in the right location, which can meet people's current and future needs and support healthy lifestyles.

## 2 Development Strategy

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### Introduction

- 2.1 This chapter sets out the Development Strategy for the growth of the district through to 2029 along with the strategic policies and site allocations to support the delivery of the strategy. The Strategy has been designed to deliver the vision and the objectives set out in the previous chapter.
- 2.2 The Development Strategy for Warwick District is based on the overarching policies set out below.

### Strategic Policies

#### **STRATEGIC POLICY DS1 Supporting Prosperity**

The Council will provide for the growth of the local and sub-regional economy by ensuring sufficient and appropriate employment land is available within the district to meet the existing and future needs of businesses.

#### **Explanatory Text**

- 2.3 It is part of the Council's vision for the district to facilitate the growth of the local economy and to provide for the growth of, and changes within, the local population. This approach is consistent with national policy, which requires the Local Plan to include strategic policies to deliver the homes and jobs needed in the area, to support economic growth by planning proactively to meet the development needs of businesses and to support an economy fit for the 21<sup>st</sup> century.
- 2.4 Providing land for business to move into or expand within the district is a key component of ensuring sustainable growth. In doing this, this Plan seeks to maintain a balance between the number of jobs in the district and the working-age population and to boost both economic development and the supply of jobs.

#### **STRATEGIC POLICY DS2 Providing the Homes the District Needs**

The Council will provide in full for the Objectively Assessed Housing Need of the district and for unmet housing need arising from outside the district where this has been agreed. It will ensure new housing delivers the quality and mix of homes required, including:

- a. affordable homes;
- b. a mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and
- c. sites for gypsies and travellers.

#### **Explanatory Text**

- 2.5 National policy requires local planning authorities to boost housing supply significantly. 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 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 also 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. 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.

- 2.6 The Council's ambitions align with national policy in recognising that it is important that housing needs are met for all. This involves ensuring a good supply of development sites for new housing is available and that this is supported by clear policies that require affordable housing and an appropriate mix of housing to be developed across the district. This approach also recognises that new housing is not only important in meeting the changing and growing needs of the district's population, but also in supporting the local economy by encouraging investment and ensuring that homes are available to complement the economic and business needs and ambitions for the district.

### **STRATEGIC POLICY DS3 Supporting Sustainable Communities**

The Council will promote high quality new development including:

- a) delivering high quality layout and design that relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs;
- b) caring for the built, cultural and natural heritage;
- c) regenerating areas in need of improvement;
- d) protecting areas of significance including high-quality landscapes, heritage assets and ecological assets;
- e) delivering a low carbon economy and lifestyles and environmental sustainability.

The Council will expect development that enables new communities to develop and sustain themselves. As part of this, development will provide for the infrastructure needed to support communities and businesses, including:

- a) physical infrastructure (such as transport and utilities);
- b) social infrastructure (such as education, sports facilities and health);
- c) green infrastructure (such as parks, open space and playing pitches).

#### **Explanatory Text**

- 2.7 It is important that new development is high quality, safe and secure. This underpins sustainable and cohesive communities and engenders a strong sense of civic pride. It enables areas of new housing and employment to develop into thriving, low-crime communities for local residents and business. High-quality development not only enhances people's lives, but also improves the reputation of an area, bringing associated economic benefits.
- 2.8 National policy attaches great importance to good design and recognises that this contributes positively to making places better for people. It seeks to ensure that local planning authorities have robust and comprehensive policies regarding the quality of development. In doing this it is important to recognise the need to integrate new development into the natural, built and historic environment.
- 2.9 The district's environment is of high value and there are significant natural and historic features that need to be protected. There is scope to improve the quality of development to maintain this high value. The Council will do this by ensuring that new development recognises and reflects the character and calibre of the environment, and by delivering new strategic development sites that are based on the principles of garden towns, villages and suburbs. To this end, the Council has produced a prospectus that illustrates the principles of such development.
- 2.10 New development needs to be accompanied by high quality and timely infrastructure to enable new communities to have access to the facilities and services they need and to ensure that the impacts of new development on existing communities are properly addressed.



## STRATEGIC POLICY DS4 Spatial Strategy

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.

Allocated housing and employment will be distributed across the district to take account of the following:

- 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;
- b) where greenfield sites are required for housing, they should generally be located on the edge of built-up 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.
- c) where greenfield sites are required for employment, they should be allocated in locations that are suitable for the needs of 21<sup>st</sup> century businesses, accessible via a choice of transport modes and in close proximity to existing or proposed housing;
- d) limiting development on sites that would lead to the coalescence of settlements to ensure settlement identity is retained;
- e) sites that have a detrimental impact on the significance of heritage assets will be avoided unless the public benefits of development outweighs the harm;
- f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and
- g) taking the national green belt policy into account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances:
  - i. the availability of alternative suitable sites outside the green belt;
  - ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;
  - iii. the potential of the site to support regeneration within deprived areas; and
  - iv. the potential of the site to provide support to facilities and services in rural areas.

### Explanatory Text

- 2.11 In arriving at its spatial strategy for housing and employment allocations, the Council has taken account of national planning policy, the Strategic Economic Plan for Coventry and Warwickshire, public consultation results, the evidence that has been prepared to support the Local Plan and the sustainability appraisal.
- 2.12 The evolution of the Plan and its vision, strategy and objectives are described in Chapter 1. This shows how public consultation, emerging evidence, sustainability considerations and sub-regional factors have helped to shape the Plan's approach.
- 2.13 The Spatial Strategy has been used to shape the site allocations set out in policies DS9, DS10, DS11, DS12, DS13, DS14 and DS16. It will continue to be used to help shape development ambitions and proposals to be set out in future development plan documents.

## Policies and Proposals

- 2.14 The remainder of this document sets out this Plan's policies, along with explanations to help interpret them. For clarity, it should be noted that all relevant policies will apply to development proposals; thus no individual policy can be used without giving due consideration to other policies within this Plan.
- 2.15 The following development strategy policies will deliver the Development Strategy described in the four overarching policies.

## DS5 Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions that mean proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and where relevant with policies in neighbourhood plans) will be approved without delay.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- ii. Specific policies in that Framework indicate that development should be restricted.

### Explanatory Text

- 2.16 The Government expects the planning system to actively encourage growth, giving local people the opportunity to shape communities whilst providing sufficient housing to meet local need and supporting economic activity. This approach is entirely consistent with the Council's vision and aspirations for the district. In this context, it is important that the planning system does everything possible to support economic growth and sustainable development.
- 2.17 The National Planning Policy Framework sets out the presumption in favour of sustainable development and the need for sustainable economic growth.

## DS6 Level of Housing Growth

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.

### Explanatory Text

- 2.18 The Updated Assessment of Housing Need: Coventry-Warwickshire HMA (September 2015) sets out the 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.
- 2.19 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 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.

## DS7 Meeting the Housing Requirement

The housing requirement of 16,776 new homes between 2011 and 2029 will be met from the following categories:

Sites completed between 1 <sup>st</sup> April 2011 and 31 <sup>st</sup> March 2016	2051
Sites with outstanding planning permission at 1 <sup>st</sup> April 2016	6933
Commitments (major sites) April and May 2016	225
An allowance for windfall sites coming forward between April 2015 and March 2029	1010
Small urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable	266
Consolidation of existing employment areas and canalside regeneration	200
Sites allocated in this Plan	6454
<b>Total</b>	<b>17,139</b>

### Explanatory Text

- 2.20 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 6557 new homes. Including small urban SHLAA sites and the consolidation of employment areas, the plan identifies sites for a potential 6920 homes. This allows for an element of flexibility in the event that some sites fail to come forward or are delivered with reduced capacities to that allowed for in the plan.
- 2.21 In addition to completions and commitments, the Council has made an assessment of windfall sites that 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.
- 2.22 The identified sites include small urban brownfield sites of between five and 50 dwellings, 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.
- 2.23 The Housing Trajectory set out in Appendix A shows the timeline for the delivery of housing across the plan period in relation to the annual average of the total requirement.

## DS8 Employment Land

Provision will be made for a minimum of 66 hectares of employment land to meet local need during the plan period.

### Explanatory Text

- 2.24 It is important that the right amount and type of local employment land is provided during the plan period. Local employment land means land to meet the needs of the district and support existing and growing sectors. National policy states that local authorities should demonstrate a clear understanding of the business needs within the economic markets operating in and across their area. To achieve this, they should develop and maintain a robust evidence base to understand both existing business needs and likely changes in the market in their area. This evidence should be used to assess the need for land and floor space (both in terms of quality and quantity) and the existing and future supply of land available to meet these needs. Reviews of land available for economic development should be undertaken at the same time as the Strategic Housing Market Assessment and include a reappraisal

of previously allocated land. Local authorities should work with neighbouring authorities and the Local Enterprise Partnership in preparing this evidence.

- 2.25 An Employment Land Review update was undertaken in May 2013 to identify the level and type of employment land required during the plan period. This took account of future projections for the local economy in different sectors and assessed the capacity for the district's existing and committed employment land to meet current and future requirements over the plan period. A Joint Employment Land Review was also undertaken with the Coventry and Warwickshire Local Enterprise Partnership and six neighbouring local authorities in Coventry and Warwickshire to provide a quality check of existing employment land studies, identify the need for an employment site of sub-regional significance and consider potential options for accommodating any need.
- 2.26 There is a need for around 66 hectares of employment land during the plan period to meet local employment needs. This allows for flexibility in the supply and will ensure there is a range of employment land and buildings available to provide a choice of sites.

<b>Employment Land Requirement</b>	
<b>Demand</b>	<b>Hectares</b>
Employment land requirement 2011-30	36
Margin to provide flexibility of supply	16.5
Potential replacement for redevelopment of existing employment areas	13.5
<b>Total gross employment requirement (demand)</b>	<b>66</b>

- 2.27 13.5 hectares of employment land is being provided as replacement to allow for the redevelopment of poor quality employment land. The Council has undertaken a review of industrial estates within the district and identified the following areas as being less capable of providing the right type of employment land in the right location to meet future business needs:
- a) Sydenham Industrial Estate, Royal Leamington Spa
  - b) Cape Road / Millers Road, Warwick
  - c) Montague Road Industrial Estate, Warwick
  - d) Common Lane, Kenilworth
- 2.28 These industrial estates arose to accommodate small-scale local manufacturing and are characterised by building stock that no longer reflects the requirements of many businesses. Decline in manufacturing and the fact that modern manufacturing processes need smaller footprint buildings means levels of vacancy on these sites will increase. In addition these industrial estates do not have easy access to the strategic road network and, being located within or adjacent to residential areas, do not offer the most suitable environment for certain employment uses. Three of these areas are located adjacent to the canal and therefore will be brought forward through the Canalside DPD (see policy DS17). Any proposals for the redevelopment of Common Lane industrial estate will need to demonstrate they are being brought forward as part of a comprehensive scheme for the site.
- 2.29 Taking account of completions since 2011 and the supply of available employment land (set out in Policy EC3), around 19 to 29 hectares of new employment land is needed. This takes into account uncertainty surrounding some of the assumptions used to inform the modelling. The Council will monitor the supply of employment land annually and will ensure sufficient land is available to meet the needs of the local economy, taking account of the needs of the business community and economic forecasts.

### **DS9 Employment Sites to be Allocated**

To meet the employment land needs of the district, an additional 19.7 hectares of employment land

for B class uses is allocated at the following strategic sites, as identified on the Policies Map:

Ref	Site	Size	Uses
E1	Land at Thickthorn, Kenilworth	8 hectares	B1 and B2
E2	Land at Stratford Road, Warwick	11.7 hectares	B class
<b>Total</b>		<b>19.7 hectares</b>	

An allowance of 6.5 hectares of employment land to meet local needs will be accommodated at the allocated sub-regional employment site (see policy DS16)

#### Explanatory Text

- 2.30 Eight hectares of employment land will be provided as part of the strategic urban extensions at Thickthorn in Kenilworth.
- 2.31 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.
- 2.32 Eight hectares has been allocated as this represents an allocation of sufficient size to meet a variety of demands. This is particularly important as the allocated site has the potential to deliver land for B1 and B2 uses.
- 2.33 The land at Stratford Road represents an allocation of sufficient size to deliver a range of possible B class uses and relates well to the strategic road network and to Warwick town centre.
- 2.34 Policy DS16 makes provision for a sub-regional employment site in the northeast 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.

#### DS10 Broad Location of Allocated Housing Sites

Urban brownfield sites	949
Greenfield sites on the edge of Coventry	2245
Greenfield sites on the edge of Kenilworth	1593
Greenfield sites on the edge of Warwick, Leamington and Whitnash	4904
Sites within Growth Villages and the rural area	968
<b>Total</b>	<b>10659</b>

#### Explanatory Text

- 2.35 The spatial strategy aims to meet the housing needs of the district by allocating sites across the towns, adjacent to Coventry and in the more sustainable villages. The Strategic Housing Land Availability Assessment identifies suitable and available sites across the district. In line with the Plan's strategy of meeting housing needs in sustainable locations, the site selection exercise identified preferred sites within the urban areas initially and went on to consider sites on the edge of urban areas and adjacent to the district's boundary with the city. These locations are well placed to benefit from and support the existing transport infrastructure and accessibility to jobs and services. Sites on the edge of urban areas are all of sufficient size to deliver ancillary facilities and services, including schools, GP services and local centres as appropriate.
- 2.36 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 development to take place. This applies to land to meet the needs of Coventry, Kenilworth and some of the villages.

- 2.37 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 indicators, including the availability of local services and facilities and accessibility to larger settlements.
- 2.38 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. New housing brings other positive benefits such as helping to support and sustain local services, facilities and businesses.

### DS11 Allocated Housing Sites

The following sites, as shown on the Policies Map, are allocated for housing development and associated infrastructure and uses:

Ref	Site	Number of Dwellings	Area of Emp. Land (ha)	Infrastructure Requirements and Other Uses
<b>Urban Brownfield Sites</b>				
H02	Former sewage works, south of Harbury Lane	215	0	Country park
H09	Kenilworth School Site	250	0	
H11	Land at Montague Road	140	0	
H12	Kenilworth VI Form College	130	0	
H14	Riverside House	100	0	
H16	Court Street	75	0	
H17	Garage site, Theatre Street	39	0	
<b>Greenfield Sites – Edge of Warwick, Whitnash and Leamington</b>				
H01	Land west of Europa Way	1210	0	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)	1605	0	Primary schools (x2), local centre, other community facilities, country park
H03	East of Whitnash / south of Sydenham	500		
H45	Hazelmere and Little Acre	59	0	
H46a	Gallows Hill	630	0	See site H46b below
H46b	The Asps	900	0	Park and ride; primary school; neighbourhood police office; local centre (including a convenience store of no more than 500sq.m gross floor

Ref	Site	Number of Dwellings	Area of Emp. Land (ha)	Infrastructure Requirements and Other Uses
				space), community facilities.
<b>Greenfield Sites – Edge of Kenilworth</b>				
H06	East of Kenilworth (Thickthorn)	760	8	Local centre, primary school
H07	Crackley Triangle	93	0	
H40	East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre) (policy DS12)	640	0	New secondary school; primary school; community facilities
H41	East of Warwick Road, Kenilworth	100	0	
<b>Greenfield Site – Edge of Coventry</b>				
H08	Oaklea Farm, Finham	20	0	
H42	Westwood Heath (policy DS20)	425	0	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.
H43	Kings Hill (policy DS20)	1800 (total capacity up to 4000 - balance to come forward beyond plan period)	0	Potential for some employment land; land for secondary school provision; new primary schools; local centre and community facilities; health centre
<b>Growth Villages</b>				
H19	Baginton – Land north of Rosswood Farm	80	0	
H20	Barford – Land south of Barford House	8	0	
H22	Barford – Land off Bremridge Close	12	0	
H48	Barford – Land south of Westham Lane	45	0	
H49	Bishops Tachbrook – Seven Acre Close	50	0	
H24	Burton Green – Burrow Hill	90	0	



Ref	Site	Number of Dwellings	Area of Emp. Land (ha)	Infrastructure Requirements and Other Uses
	Nursery			
H25	Cubbington – Allotment land, Rugby Road	35	0	
H26	Cubbington – Opposite Willow Sheet Meadow	65	0	
H27	Hampton Magna – south of Arras Boulevard	130	0	
H51	Hampton Magna - Land south of Lloyd Close	115	0	
H28	Hatton Park – north of Birmingham Road	150	0	
H29 / H30	Kingswood – Meadow House and Kingswood Farm	30	0	
H31	Kingswood – south of The Stables	6	0	
H32	Kingswood – R/O Brome Hall Lane	12	0	
H37	Leek Wootton – Car park east of The Hayes	5	0	
DS22	Leek Wootton - Former Police HQ	115	0	
<b>Other rural sites</b>				
H18	Former Aylesbury House, Hockley Heath	20	0	

### Explanatory Text

2.39 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 / Matrix, which considered the suitability of each site against the following information:

- Sustainability Appraisal
- Green Belt Assessment
- Landscape Character Assessment
- Historic Setting Assessment
- Strategic Flood Risk Assessment (SFRA Level 1)
- Habitat Assessment
- Strategic Transport Assessment

2.40 Sites were also assessed against the spatial strategy, including the potential to lead to the coalescence of settlements and the loss of employment land. 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.



### Urban Brownfield Sites

- 2.41 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 and Riverside House will become available when alternative premises have been provided for the existing users.
- 2.42 The Council is proactively bringing forward part of the site at Court Street that does not yet have planning permission.
- 2.43 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. The site, which requires extensive remediation, cannot come forward until a suitable access from an adjoining site is made available.
- 2.44 The site at Aylesbury House is a small brownfield site in the green belt, southeast of Hockley Heath, with potential for some redevelopment and infilling around the original Aylesbury House. It does not need to be removed from the green belt.
- 2.45 The small site at Theatre Street has been granted planning permission for 39 dwellings.

### Greenfield Sites

- 2.46 The strategic urban extension to the south of Warwick and Leamington comprises land to the west of Europa Way, south of Gallows Hill / the Asps and south of Harbury Lane. 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 some areas are now under construction. In addition to housing, the area will deliver new secondary school facilities, four primary schools, local GP services, shops, community facilities and an important buffer of open space to the south, to be delivered as a Country Park.
- 2.47 The site at Whitnash East provides an extension to the site located off St. Fremunds Way, to the south of Sydenham. The site will deliver an estimated 500 homes along with an ecology and landscape corridor adjacent to Whitnash Brook and a partial rebuild and extension of Campion School that will enable access to be provided.
- 2.48 The strategic urban extensions to the east of Kenilworth, at Thickthorn, Crewe Lane, Southcrest Farm and Woodside Training Centre, will provide for an estimated 1400 new homes and eight hectares of employment land. Kenilworth has seen relatively little new development in the last 20 years and the new housing that has been provided has been largely at the expense of employment land. This development provides the opportunity to deliver new housing and employment in a sustainable location along with the necessary supporting facilities, including primary schools, a local centre and open space. In order to ensure the delivery of housing and associated uses in Kenilworth, the Council will consider the use of its compulsory purchase powers. A new secondary school will be provided on land to the north, at Southcrest Farm. A further 93 homes received planning permission on a site to the north of the town at Crackley.
- 2.49 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 development to be accommodated without undue adverse impacts on local amenity, on land that has been safeguarded adjacent to the allocated site.
- 2.50 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. 4000 dwellings, with c.1800 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.

### Village Allocations

- 2.51 The majority of the village housing allocations are located on the edge of the existing limits to the built up areas of the village.
- 2.52 The allocation at Burton Green (H24) will also make provision for facilities to serve the wider needs of the village (for example a village green and parking).

### DS12 Allocation of Land for Education

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, 6<sup>th</sup> form centre and, if deemed the most appropriate location, a primary school.

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).

### Explanatory Text

- 2.53 Provision of education facilities is a central element of delivering sustainable communities. The housing proposals set out in this Plan will generate the need for additional capacity for all age groups and to support those pupils with special educational needs.
- 2.54 Part of this additional capacity requirement can be met within existing schools or by expanding schools within their current footprint. However, new sites are required as follows.
- 2.55 **Kenilworth Secondary School and 6<sup>th</sup> Form:** the existing school sites are allocated for housing with Policy DS11. The school is seeking to relocate its facilities onto a single site. New housing proposed in the Kenilworth priority area means that the school will require additional capacity if it is to continue to provide for the educational needs of the town and surrounding area. For these reasons, a new site for a secondary school in Kenilworth is required. In addition, the new housing requires the provision of new primary schools. As well as the educational land requirement, the site has capacity for housing, as set out in Policy DS11. The land at Southcrest Farm is therefore allocated primarily for educational purposes and other compatible uses as defined by policy HS5, and for housing where there is surplus land over and above the educational requirement.
- 2.56 **Myton Area:** there is insufficient capacity in the existing primary and secondary schools to support the development proposed to the south of Whitnash and Warwick. It is therefore necessary to provide new educational facilities in this area. Two primary schools will be provided to the south of Harbury Lane and one at the Asps as set out in Policy DS15. A further primary school will be provided within site H01 and could be located within the area set aside for education purposes. This allocation (ED1) will provide for a new secondary and sixth form facility and other compatible uses as defined by policy HS5.

### DS13 Allocation of Land for a Country Park

Land adjoining the Tach Brook, as shown on the Policies Map, is allocated for a Country Park

### Explanatory Text

- 2.57 The Green Infrastructure Study 2010 and Green Space Strategy 2012 identified gaps in accessible natural green space. This is particularly the case in the southern part of the Warwick, Leamington and Whitnash urban area. This area is also more limited in terms of pedestrian access to the wider network of footpaths in the countryside. The Council considers it appropriate to address this deficiency, particularly given the scale and location of development proposals in this part of the district. A new country park in this location will provide a substantial and permanent landscape buffer between the edge of the urban area and the village of Bishop's Tachbrook, whilst offering opportunities for communities to enjoy this new asset.
- 2.58 The park will be a multifunctional green infrastructure asset, designed to:
- a) Provide a strong 'green buffer' between the northern parts of Bishop's Tachbrook and the southern edge of the new development sites off Harbury Lane. This will include minimising the visual impact of development and softening the edge of new housing schemes.
  - b) Promote ecology and habitat diversification in a landscape that has historically been associated with modern farming and other uses.
  - c) Potentially play a role in flood alleviation, particularly considering the close proximity of a significant number of new houses.
  - d) Provide a functional park facility that is well-connected to new developments, in terms of access and walking and cycling infrastructure. While the park may have a defined character, it is also part of a wider brook valley / green corridor.
  - e) Provide park facilities of an appropriate scale to support informal leisure activities for people living within the wider area south of Leamington / Warwick, who currently have limited access to nearby natural green space and the wider countryside.

#### **DS14 Allocation of Land for a Community Stadium and associated uses**

Land at Myton, adjoining Warwick Technology Park (as shown on the Policies Map) is allocated as a Community Stadium to provide a community sports complex and complementary uses.

##### **Explanatory Text**

- 2.59 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.

#### **DS15 Comprehensive Development of Strategic Sites**

The sites to which this policy applies are (as shown on the Policies Map):

- a) H02 - South of Harbury Lane, including the former sewage works ;
- b) H01 - West of Europa Way;
- c) H06 and H40 - East of Kenilworth (Thickthorn, Crewe Lane, Southcrest Farm and Woodside Training Centre)
- d) H42 - Land at Westwood Heath
- e) H43 - Kings Hill (including land identified for development beyond the current plan period)
- f) H46a and H46b - Land at Gallows Hill and the Asps

Proposals for the allocated strategic sites detailed above will be approved where they represent a comprehensive development scheme for the whole site. There will be a requirement to demonstrate this by the submission of either a Development Brief or a Layout and Design Statement as appropriate to be

approved by the Local Planning Authority (Policy BE2).

The Development Brief or Layout and Design Statement 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:

Site	Key Infrastructure and Services
Land South of Harbury Lane (H02)	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 floorspace. A number of other smaller stores may also be provided
Land at Myton / West Europa Way (H01)	Land for a secondary school, sixth form facility and primary school (see Policy DS12) Community stadium and associated uses (see Policy DS14) Retail facilities: a convenience store of no more than 500sq.m gross floor space. A number of other smaller stores may also be provided Health facilities A community meeting place
East of Kenilworth (H06 and H40)	Land for secondary school and primary schools (see Policy DS12) A community meeting place Retail facilities: a convenience store of no more than 500sq. m gross floorspace. A number of other smaller stores may also be provided
Land at Kings Hill (H43)	Secondary school and primary school(s) A community meeting place Health facilities Retail facilities: a convenience store of no more than 500sq. m gross floor space. A number of other smaller stores may also be provided
Westwood Heath (H42)	Health facilities Community facilities
Gallows Hill and the Asps (H46a and H46b)	Retail facilities: a convenience store of no more than 500sq. m gross floor space. A number of other smaller stores may also be provided Primary school Park and ride

The Development Briefs or layout and design statements for :

- i. the sites south of Harbury Lane, west of Europa Way, south of Gallows Hill and The Asps;
- ii. Kings Hill and Thickthorn / east of Kenilworth;
- iii. Kings Hill and Westwood Heath;

should be broadly compatible with each other in their approach to development issues, provision of linked infrastructure and commitment to sustainable growth.

#### Explanatory Text

- 2.60 A number of these sites are in multiple ownerships and may come forward for development separately. This policy seeks to ensure that development on these sites comes forward within the context of an appropriate and comprehensive development scheme. The Development Brief / Layout and Design Statement 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. 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 be achieved for example through the setting up of consortia or other formal means of co-ordinated joint working (including the local planning authority as a full partner).
- 2.61 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. In addition, incremental proposals that do not take sufficient account of proposals for the whole site are less likely to deliver a high quality, integrated development that would create a strong sense of place and sustainable neighbourhoods.
- 2.62 The strategic sites 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 sites.

#### DS16 Sub-Regional Employment Site

Land in the vicinity of Coventry Airport (totalling 235 hectares) as shown on the Policies Map is allocated as a major employment site (B1, B2 and B8 uses) of sub-regional significance.

The Council will require that a Masterplan or Development Brief is prepared, which will ensure that the site is developed in a comprehensive manner.

#### Explanatory Text

- 2.63 National planning policy is clear that local planning authorities should work to build strong, competitive local economies. Furthermore, they should set out clear economic strategies for their areas and should identify strategic sites for local and inward investment to match this strategy and meet anticipated needs over the plan period.
- 2.64 Coventry and Warwickshire is recognised as a focus for international activity in the UK in advanced manufacturing and engineering (AME), with business and research links extending across the world. Its central location is a major competitive asset, including in its role as a key logistics hub for the country. The Coventry and Warwickshire Local Enterprise Partnership (CWLEP) has set out its vision for economic growth across the sub-region in its Strategic Economic Plan (SEP), published in March 2014 and most recently updated in August 2016. The vision in the updated SEP states:
- “Building on its central location, employment sites, distinctive businesses, innovation and cultural assets and highly talented workforce, by 2025 Coventry & Warwickshire will be a high performing economy with our innovative businesses competing internationally, growing and providing better paid employment opportunities for all of our residents across both our rural and urban areas.”*
- 2.65 The SEP identified four key investment programmes that lie at the heart of its vision, one of which is “unlocking growth potential”. It recognises that fundamental to delivering this was the availability of

employment sites to attract new investors, retain local businesses, and reshore manufacturing. The Coventry and Warwickshire Strategic Employment Land Study (October 2014) carried out for the CWLEP on behalf of all its local authorities considered that maintaining a varied supply of employment sites would be critical in ensuring the sub-region remained competitive and attractive as a prime business location that enabled new businesses to start up, existing businesses to grow and established businesses to move to the area.

- 2.66 The SEP identified that the sub-region would benefit from at least one major new employment site and that land in the vicinity of Coventry airport was the site best located to fulfil this role. Importantly, the SEP considered that without the development of this site, the CWLEP would be unable to meet its overall employment growth targets.
- 2.67 This assessment corroborates other studies that have been undertaken for this Council. In terms of its location, Warwick District is well-placed to meet the needs of the sub-region's key growth sectors, including advanced manufacturing and engineering, research and development and logistics, and to support the growth plans of the sub-region's universities. Furthermore, it is close to some of the most significant areas of economic deprivation in Coventry and Warwickshire. This location is also of sufficient size to fulfil the role of an employment site of sub-regional importance and has the potential to be attractive to regional, national and international investors.
- 2.68 The Council is mindful, however, that there remain significant local concerns and issues, not least that the development of the site would have an impact upon adjacent communities. The Council's support for the allocation is therefore informed by a clear understanding of how such a major development could be delivered, how its environmental impacts could be mitigated and what other benefits to the local communities could be achieved. Therefore, in supporting development on this land, the Council requires that the site is planned and developed in a co-ordinated way, and in particular will require the following issues to be addressed at all stages of the process :-
- High quality landscaping and open space is provided to minimise the adverse impacts of new development on local communities, to improve public recreational access and to help mitigate any loss in biodiversity. For this reason, the allocated open space remains as green belt.
  - The impact of traffic on local communities and the local road network is minimised and non-vehicular access improved
  - A satisfactory solution is provided to deal with contaminated land on the site that does not affect the quality of mitigating landscape.

## Regeneration

### DS17 Supporting Canalside Regeneration and Enhancement

The Council will prepare and adopt a Canalside Development Plan Document (DPD) to:

- i. assess the canals in the district and their environment and setting;
- ii. identify areas for regeneration along urban sections, particularly for employment, housing, tourism and cultural uses; and
- iii. identify areas for protection, where these are appropriate, throughout the canal network within the district.

This document will designate particular areas and uses and will set out policies for use in assessing planning applications.

#### Explanatory Text

- 2.69 The Council wishes to see the canals reach their full potential, providing not only for leisure pursuits but also for the possibility of opening up and regenerating areas that have fallen into disuse over time, particularly where this may help to boost the local economy by providing new jobs. A holistic approach is needed to avoid piecemeal development that may result in the sterilisation of other sections of the



canalside. By carrying out a study into what activity is currently taking place along the canal and within its environs, the Council can plan for a sustainable and productive future. A Development Plan Document produced by the Council will be able to allocate specific sites for appropriate uses whilst building on and reinforcing existing successful canalside developments. This should result in a set of proposals to guide sustainable and dynamic future development that contributes to the prosperity of the district.

- 2.70 It is intended that this Development Plan Document will also bring forward three of the employment areas (Sydenham Industrial Estate, Cape Road / Millers Road, Montague Road) identified for redevelopment for residential uses (see Policy DS8). It is important that proposals for these areas are developed to take account of their canalside location and brought forward as part of the wider uses outlined in this policy.

### **DS18 Green Belt**

The extent of the green belt is defined on the Policies Map. The Council will apply national planning policy to proposals within the green belt.

#### **Explanatory Text**

- 2.71 The Warwickshire Green Belt covers a large part of the district and seeks to prevent urban sprawl that would prejudice the open nature and predominantly rural character of this area. National policy regards inappropriate development as, by definition, harmful to the green belt and advises that it should only be approved in very special circumstances. In addition, national policy identifies exceptions to what is deemed inappropriate. Other policies in this plan expand upon the meaning of those exceptions, including:
- Extensions to Dwellings in the Open Countryside (H14);
  - Limited Village Infill Housing Development in the Green Belt (H11);
  - Major Sites in the Green Belt (MS2); and
  - Directing Open Space, Sport and Recreation Facilities (HS5).
- 2.72 The boundaries of the green belt were established in previous Local Plans. A number of changes have been made to green belt boundaries in this Plan to enable development to come forward in a measured way, as set out in other areas of this document and in accordance with the NPPF. The extent of the revised green belt is identified on the Policies Map.
- 2.73 Land has been removed from the green belt at:
- Kenilworth Sixth Form, Rouncil Lane, Kenilworth (H12);
  - Thickthorn, Kenilworth (H06);
  - Crewe Lane, Southcrest Farm and Woodside Training Centre (H40), Kenilworth;
  - Warwick Road, Kenilworth (H41)
  - Westwood Heath (H42)
  - Westwood Heath – Safeguarded Land (S1)
  - Kings Hill (H43)
  - Land in the vicinity of Coventry Airport (sub-regional employment site)
  - University of Warwick;
  - Oaklea, Finham (H08);
  - Baginton (H19);
  - Burton Green (H24);
  - Cubbington (H25 and H26);

- Hatton Park (H28);
- Hampton Magna (H27 and H51);
- Leek Wootton (DS22)
- Kingswood (Lapworth) (H29 / H30, H31, H32).

### DS19 Review of the Local Plan

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: -

- 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;
- Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed;
- 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;
- Development and growth pressures arising from the specific circumstances in the area to the south of Coventry (as identified in Policy DS20). 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;
- Any other reasons that render the Plan, or part of it, significantly out of date.

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.

### Explanatory Text

- 2.74 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:
- The Coventry and Warwickshire Memorandum of Understanding (MOU) may need to be updated to 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 current strategy.
  - 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 of it (either in part or as a whole).
  - 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 its overall strategy and objectives (for instance where there is clear evidence over a sustained period that housing delivery is failing to deliver the overall housing requirement), the Plan will require a review.
- 2.75 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 on whether a partial or comprehensive review of the Plan is required.

- 2.76 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.
- 2.77 Policy DS20 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.

### **DS20 Directions for Growth South of Coventry**

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: -

- a) 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;
- b) to the south by the emergent line of HS2;
- c) to the east by the current built-up area and by the A46;
- d) to the west by the outskirts of the settlement of Burton Green.

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.

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.

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 (DS19). 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.

Proposals for development in the area should demonstrate how they have addressed the following broad principles: -

- i. proposals should take account of the potential for a new link road, which has been identified as an important means of mitigating increased traffic flows on the local and strategic road network; increasing existing strategic highway capacity; and providing an improved future strategic highway link to UK Central;
- ii. identified and emerging strategic infrastructure improvements must be taken into account, including provision for improvements to highways junctions, road capacity improvements and public transport links.
- iii. development proposals must take into account the potential for future growth at the University of Warwick (MS1);
- iv. improvements to rail infrastructure, such as a new rail stop on the Coventry to Leamington line should be provided where practical and viable; this may involve include contributions to suitable schemes.

#### **Explanatory text:**

- 2.78 A significant amount of new development is located to the immediate south of Coventry, in accordance with the requirement to provide additional capacity to help meet Coventry's housing need. This represents a sustainable and accessible location for the delivery of approximately 4500 new dwellings and associated facilities and services.

2.79 Issues include:

- the extant and emerging infrastructure in the local area (including HS2) and existing and proposed future strategic road networks;
- the future plans of the University of Warwick;
- significant strategic opportunities on both sides of the local authority boundary;
- and the need to safeguard land beyond the plan period (subject to a partial early review – DS19, DS21)

2.80 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.

2.81 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 (Appendix B) will also assist in supporting the essential place-making activities necessary to ensure a sustainable community is created.

2.82 Developers and promoters will be expected to provide their own detailed masterplans / design approaches that are in accordance with these strategic principles.

2.83 Proposals should accord with the requirements of all other relevant policies in the Local Plan.

### DS21 Safeguarded Land

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.

The following principles apply to safeguarded land:

- a) It is not allocated for development at the present time;
- b) Local Plan policies relating to development in the rural area and open countryside will apply;
- c) Development that would prejudice the future comprehensive development of the safeguarded land area will not be permitted;
- d) 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.

Safeguarded land is identified on the policies map in the following location:

- S1 - Land south of Westwood Heath Road

### Explanatory Text

2.84 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 that period. 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.

2.85 The Council recognises that there is a limited amount of suitable land currently available outside the green belt to meet long-term development needs, particularly those needs arising in Coventry. Identifying 'safeguarded land' in appropriate locations may assist in meeting the long-term development needs of the functional housing and economic market area

2.86 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

### **DS22 Former Police HQ, Leek Wootton**

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 Growth Village 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.

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:

- a. Protect and enhance the historic assets and their setting;
- b. Secure the sustainable long-term future of Woodcote House as a Grade 2 Listed Building;
- c. Contribute positively to the landscape character;
- d. Deliver a mix of housing, including affordable housing;
- e. Demonstrate a high quality of design and layout, including an appropriate means of access and circulation;
- f. Make provision for all reasonable infrastructure requirements, including open space;
- g. Make provision for the future management / maintenance of the balance of the site (those areas not to be utilised for housing development),
- 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.

#### **Explanatory Text**

- 2.87 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.
- 2.88 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 the fact that significant demolition and restoration work will be required to enhance its historic value, it will be important to ensure that the combined effects of policy requirements do not render development (that can positively contribute to sustainable development at this location) unviable and thus undeliverable.
- 2.89 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.

## DS23 Land for outdoor sports and recreation in Kenilworth

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.

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.

### Explanatory Text

- 2.90 The Playing Pitch Strategy recognises that the provision of outdoor sport requires quantitative and qualitative improvements to meet the needs of the existing and predicted population in the district. 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 future need due to displacement.
- 2.91 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.

# 3 Prosperous Communities

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## Overarching Policy

### PC0 Prosperous Communities

The Council will promote sustainable economic development to support a vibrant and thriving economy to deliver the jobs the District needs during the plan period in line with the following principles:

- a) to support more sustainable patterns of growth focusing development, where it can, on previously developed land in the most sustainable locations;
- b) to ensure employment opportunities are provided to balance housing growth across the District;
- c) to support the continued role of the sub-regional economy as a focus for Advanced Manufacturing and Engineering;
- d) to deliver a local economic and prosperity strategy;
- e) to enable thriving and vibrant town centres that fulfil a range of functions;
- f) to support major sites in the District that play a key role in the economy;
- g) to protect and support a strong tourism sector, especially seeking to enhance our town centres as attractive places to visit;
- h) to support the important role that culture and leisure assets play in our communities and economy, particularly focusing on the role of town centres;
- i) to support opportunities for regeneration

- 3.1 National planning policy states that significant weight should be placed on the need to support and encourage sustainable economic growth. Economic growth generates wealth and raises living standards, which contribute towards the quality of people's lives.
- 3.2 The district has a broad economy with strong representation in a number of key sectors, including retail, advanced manufacturing, knowledge and digital industries and tourism. It is important that the right level of employment is provided to meet the needs arising from housing growth provided through this Plan. In doing this, the priority should be to achieve sustainable patterns of growth by directing development to accessible locations and, where possible, onto previously developed land.
- 3.3 The Council recognises the district's role in supporting the sub-regional economy. The Coventry and Warwickshire Local Enterprise Partnership (CWLEP) has prepared a Strategic Economic Plan (SEP) that sets out priorities for driving forward the sub-regional economy. Building on its existing strengths, it is proposed that Coventry and Warwickshire will be recognised as a global hub in the advanced manufacturing and engineering (AME) sector, which currently employs 34,000 people in the sub-region (57% greater than the national average). This reflects the important role of Jaguar Land Rover in the sub-region as well as the presence of a range of other AME companies. It is intended that through the delivery of the SEP, direct employment in advanced manufacturing and engineering will increase by 8,835 people by 2025.
- 3.4 The sub-region benefits from a number of the key components for a high performing economy:
  - being well-placed on the strategic transport network with excellent links to London,
  - housing two universities and a number of world-class research and development facilities; and
  - housing multinational companies
- 3.5 Through the SEP, the CWLEP is prioritising:
  - the Coventry and Warwickshire Gateway Site as a key employment site;

- investment for Coventry Station; the completion of the rail corridor from Warwick / Royal Leamington Spa to Nuneaton via Coventry known as NUCKLE; and
- a commitment to the delivery of 76,000 homes across the sub-region.

A number of business-led schemes are prioritised to support the expansion of the AME sector.

- 3.6 The SEP has identified a core geographical area, within which the CWLEP will prioritise its investment and other support. This includes the A46 from M40 Junction 15 to M6 Junction 2, the NUCKLE rail corridor, the urban centres of Warwick Leamington and Kenilworth and the University of Warwick. Major existing and proposed employment sites within Warwick District such as Tournament Fields, Stoneleigh Park, the sub-regional employment site, the employment allocations to the south of Warwick / Royal Leamington Spa and those at Thickthorn, Kenilworth all lie within this area. This plan has a role in delivering employment sites that meet the needs of the priority AME sector, including those associated with Jaguar Land Rover.
- 3.7 The Council will be setting out its vision for delivering prosperity in the district's economy. The Plan has a key spatial role in supporting this, by ensuring that the right level and type of employment is provided and that opportunities for regeneration are supported.
- 3.8 There are a number of key employment sites in the district which play an important role in the local, sub-regional and in some cases the national economy. The former Honiley Airfield and Stoneleigh Park have long-term development plans that will deliver specific benefits to the economy. As well as being recognised as a higher education institution of international importance, the University of Warwick has strong links to the automotive research and design sectors. The Council will support these sites in realising their current masterplans. Future development aspirations beyond those currently approved will need to be given careful consideration, given the site's sensitive rural locations.
- 3.9 Cultural assets such as theatres, cinemas, libraries, historic sites, places of worship and other meeting places can enrich people's quality of life. They can also act as a magnet to attract visitors and thus form a key part of the economy. It is therefore appropriate to consider how planning can assist in supporting culture and tourism in various forms such as retail, leisure (including sports), arts culture and employment and all other relevant aspects and by ensuring a strong and safe night-time economy.
- 3.10 National policy identifies the following uses as main town centre uses:
- retail development (including warehouse clubs and factory outlet centres);
  - leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);
  - offices;
  - arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

This range of uses is consistent with the Council's ambitions to build thriving and vibrant town centres with a strong mix of uses. The policies of this Plan seek to focus the development of such uses in town centres and will also seek to protect the best of what the town centres already have to offer. In this way it is hoped that town centres will continue to offer a variety of cultural and leisure activities for residents, town centre workers and visitors to enjoy.

## The Economy

- 3.11 Despite the economic downturn the district's economy has remained in a strong position relative to Warwickshire and the UK as a whole. It is characterised by continued low levels of unemployment and the highest GVA per head in Warwickshire. The long-term outlook is that the district will continue to perform better than the West Midlands. The total number of people employed in the district in 2011

was 90,351 (Cambridge Econometrics 2013) and this is expected to increase by 11.6% over the plan period, a net increase of 10,200 jobs. In 2011 the unemployment rate in Warwick District (4.6%) was almost half of that of the West Midlands (8.8%) and England (8.1%). The labour market of the district is characterised by a strong skills profile, above-average economic participation and above-average wages.

- 3.12 The district has strong representation in a number of key sectors. Growth in the financial and business services sector is expected to exceed that in the West Midlands as a whole, the largest sector within this being professional services. Clusters of high technology-focused activities are also expected to perform well in the district. The sub-region has a particular strength in the automotive and advanced manufacturing and engineering sectors in which Warwick plays a key role.
- 3.13 The district has a good range of land within its employment portfolio. The district's economy and position with regard to the strategic highway network means the supply is orientated towards B1 office accommodation and smaller industrial premises (sub 5,000 sq. m).

### EC1 Directing new employment development

#### In urban areas

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 i) and ii) below.

Small-scale office development may be appropriate within the upper floors of local shopping centres.

New employment development (within use classes B1 (b) and (c), B2 and B8) will be permitted in the following locations:

- i. Within the employment land allocated in policy DS9;
- ii. Within established and committed employment areas in policy EC3;
- iii. Within town centres, subject to the town centre policies or any subsequent area action plan coming into effect after this plan.

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-centre proposals over 2,500 sq. m.

#### In rural areas

New employment development will be permitted in the rural areas in the following circumstances:

- a) To promote sustainable development in the growth villages (identified on the policies map)
- b) For the diversification of agricultural and other land-based rural businesses in accordance with policy EC2
- c) Within the major sites identified on the policies map in accordance with policy MS2.
- d) Within the allocated sub-regional employment site where it provides for sub-regional employment needs in accordance with DS16
- e) To support the sustainable growth and expansion of existing rural business and enterprise

In all instances applicants will be required to demonstrate that:

- The proposal would not generate significant traffic movements which would compromise the delivery of wider sustainable transport objectives, including safety, in accordance with TR2
- The design and scale of the proposal would not have a detrimental impact on the landscape and character of the area.

In the green belt proposals will be determined in line with national policy and policies MS1 and MS2



## Explanatory Text

### In Urban Areas

- 3.14 In directing employment development to the urban locations set out in this policy, the intention is to support the retention of existing and committed employment areas, to prioritise the reuse of previously developed land and promote sustainable patterns of development. It will ensure that employment areas are well distributed within the urban areas, close to existing and future housing development and accessible by public transport.
- 3.15 The policy is applicable to all proposals for employment development, including new build, redevelopments, change of use, intensifications and extensions. Existing and committed employment areas are protected through Policy EC3.
- 3.16 National planning policy identifies offices as a main town centre use. In accordance with this the policy directs offices to town centres. The policy also identifies a range of other locations and sites where offices and other employment uses will also be permitted. These are considered to be suitable in terms of their accessibility and location, as they are well-related to existing employment and housing areas.

### In Rural Areas

- 3.17 National planning policy is clear that planning policies should support economic growth in rural areas in order to create jobs and prosperity. The Local Plan supports the expansion and growth of businesses, not just through the conversion of existing buildings but also through the development of well-designed new buildings.
- 3.18 The district has a range of existing businesses operating in the rural area and continues to experience growth in rural enterprise from agricultural diversification and landowners wishing to reuse existing redundant buildings. The rural area is also attractive for businesses looking to relocate. The rollout of high speed broadband across the district as part of the Coventry and Warwickshire broadband project will also increase opportunities for home working.
- 3.19 In supporting the rural economy, it is important that a balance is reached between the needs and aspirations of rural businesses and enterprise, the need to foster sustainable patterns of development and the need to protect the character and quality of the countryside. It is important that this Plan allows appropriate rural enterprise to grow and expand whilst protecting the countryside from development and uses that should be directed to urban areas. The policy therefore sets out the instances where B class employment uses may be appropriate.
- 3.20 There may be opportunities to support sustainable patterns of development by locating small-scale employment activity in the growth villages where housing is being proposed through this plan.
- 3.21 In assessing proposals, the Council will seek to ensure that the scale and nature of the development would not lead to a dispersal of activity likely to increase reliance on the private car, compromise sustainability objectives or affect the vitality of nearby towns. For example the conversion of very large rural buildings may prejudice the reuse of previously developed land in urban areas and may cause an increase in vehicle movements in less sustainable locations. Furthermore, the design of new employment buildings should maintain the character and amenity of the rural area and should be appropriate to the locality. The expansion and redevelopment of existing rural business needs to be carefully managed in particular, to ensure that the scale of the operation is sensitive to its rural location.
- 3.22 Proposals would also need to satisfy the policies governing development in the green belt. National planning policies make provision for the reuse of buildings of a permanent and substantial nature; the limited infilling and redevelopment of previously developed land may be permitted providing the proposal maintains the openness of the green belt and the purposes of including land within it.



## EC2 Farm Diversification

Proposals for the diversification of agricultural and land-based rural businesses will be permitted in line with the following criteria:

- a) Best and most versatile agricultural land is protected
- b) The scale and nature of the proposals are appropriate to their rural location so that they can be satisfactorily integrated into the landscape without being detrimental to its character
- c) Existing buildings are used in preference to new buildings

In the green belt proposals will be permitted in line with national policy.

### Explanatory Text

- 3.23 Farming makes a significant contribution to the rural economy. Increasingly, diversification into non-agricultural activities is becoming vital to the continuing viability of many farm businesses.
- 3.24 Diversification can take a range of forms and it is important that proposals are sustainable and appropriate. As well as supporting the long-term viability of the existing business, proposals must be consistent in scale and nature with their rural location.
- 3.25 In assessing proposals the Council will seek to ensure that the scale and nature of the development would not lead to a dispersal of activity likely to increase reliance on the private car, compromise sustainability objectives or affect the vitality of nearby towns.
- 3.26 It is also important to ensure that agricultural land is protected and retained and that any proposal would not prejudice the future viability of the agricultural business. Best and most versatile agricultural land should be protected in line with Policy NE5.
- 3.27 All proposals must therefore be able to demonstrate how they protect the character of the countryside visually (the impact of new buildings and activities on the landscape), functionally (the impact of noise and traffic) and environmentally (the protection of best and most versatile agricultural land).
- 3.28 For the purposes of this policy, land-based rural businesses do not include those relating to equine activities.
- 3.29 In the green belt the reuse of buildings of a permanent and substantial nature and the limited infilling and redevelopment of previously developed land may be permitted, providing proposals maintain openness and accord with all other requirements of national policy.

## EC3 Protecting Employment Land and Buildings

Outside town centres, the redevelopment or change of use of existing and committed employment land and buildings (Use Classes B1, B2 and B8) for other uses will not be permitted unless:

- a) it can be demonstrated that there is an adequate supply of allocated employment sites in the district having regard to quantity and quality;
- b) it can be demonstrated that the use of the land or buildings for the existing or alternative employment uses would not be viable;
- c) it can be demonstrated that the site is not suitable for employment uses due to unacceptable and unavoidable impacts upon nearby residential uses;
- d) it is land identified as being suitable for other uses as part of the identified Canalside and Employment Regeneration areas (Policy DS8) or
- e) the proposal is solely for affordable housing as defined in national guidance.

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 (E1) will not be permitted.

#### Explanatory Text

- 3.30 It is important to ensure that an adequate supply of employment land is provided throughout the plan period to meet current and future business needs and support existing and growing economic sectors. This is important both in terms of maintaining the overall quantity and quality of the supply but also in allowing for choice. The district has a wide range of employment sites catering for different needs, from high-quality locations such as Warwick Technology Park to more traditional industrial areas meeting specific local needs. Committed and allocated sites also make up an important part of the employment land portfolio in providing for future demand. This policy applies to the protection of B Class (Use Classes B1, B2 and B8) employment uses.
- 3.31 The district continues to experience pressure for the redevelopment of existing employment land for other uses, particularly for residential development. The Council is committed to protecting the supply of employment land in the district. However, it is recognised that there may be instances where employment land or buildings may no longer meet identified business needs.
- 3.32 National policy is clear that land allocations should be reviewed regularly. Where there is no reasonable prospect of a site being used for employment purposes, applications for alternative uses should be considered on their merits.
- 3.33 The Council has identified the amount of employment land required during the plan period to support economic and housing growth. The balance between demand and supply has been considered both in terms of the quantity and quality of the available land. This exercise led to the reallocation of certain employment sites for residential uses.
- 3.34 The Council has also identified four existing employment areas of poorer quality land that may be suitable for redevelopment during the plan period as part of wider regeneration proposals. Three of these areas (Sydenham Industrial Estate, Cape Road / Millers Road, Montague Road) will be brought forward through the Canalside DPD (see policy DS17). This is important in refreshing the districts' stock of employment land and will include the provision of replacement land as part of the overall employment land requirement as set out in DS8. The redevelopment of these identified employment areas is important in addressing environmental issues arising from the sites being historically located within or adjacent to existing residential areas.
- 3.35 It is recognised that operating businesses may be affected by this policy. In such circumstances it is expected that alternative provision should be made available to any firms displaced as part of the redevelopment proposals, taking account of the existing site characteristics and requirements of the business. In particular, any need to be located near to the existing workforce and market should be taken into account. Proposals that fail to demonstrate how the scheme will contribute to the overall regeneration of the area in line with the principles set out in the Canalside DPD and DS8 are unlikely to be suitable.
- 3.36 The Council recognises that there may be other instances where employment uses could have a negative impact on the amenity of nearby residential uses, and thus where redevelopment for other uses may be preferable. This is in terms of the impact on both residential occupiers in the immediate vicinity of the use and also on those living nearby, who could be affected by business operations such as the frequency and timing of heavy goods vehicle movements.
- 3.37 During the plan period there may be structural economic changes that affect the level of demand for employment land. This policy will ensure that necessary employment land is retained but also allows for flexibility in those instances where employment land or buildings are no longer suitable to meet identified business needs. The policy criteria identify circumstances where this might be demonstrated. The Council will continue to work with the business community to monitor land and building requirements throughout the plan period.
- 3.38 In order to demonstrate that employment land / buildings are no longer suitable for employment use, the applicant will be expected to provide evidence that the site has been actively marketed for a

period of two years at a level consistent with current local market conditions. This evidence should include whether the size and quality of space provided matches local demand, current market conditions and expected future market trends.

- 3.39 Notwithstanding the fact that the Council wishes to protect its existing supply of employment land, it is considered that the need to provide local affordable housing in the district is one instance where the redevelopment of existing employment land for housing may be acceptable.
- 3.40 Although this Plan allocates sufficient land for the provision of its total housing requirement over the plan period, the affordable housing element may not be fully deliverable through Policy H2. This policy applies to existing and available employment land identified in Table 1 below and shown on the Policies Map. The district's portfolio of available employment land includes sites with planning permission, those covered by Development Briefs or allocations from the previous local plan. These sites contribute towards meeting the overall employment land requirement set out in policy DS8 of this plan.

<b>Table 1 - Available Employment Land</b>
<b>Site</b>
Land rear of Homebase, Princes Drive
Tachbrook Park
Tournament Fields
Tournament Fields (land adjacent to A46)
Stoneleigh Park
Stoneleigh Deer Park
Former Honiley Airfield

All of the sites in this table are considered by the Council to be suitable for B-class employment uses and will be protected for such uses through this Plan.

- 3.41 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
- 3.42 In the case of the sub-regional employment site in the vicinity of Coventry Airport (Policy DS16) and the employment allocation at Thickthorn, Kenilworth (Policy 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 of an employment land need in those locations.

## Retail and Town Centres

- 3.43 Town centres play an important part in supporting economic growth and encouraging investment. An attractive, diverse and accessible town centre will attract people to use its shops and services, supporting new investment and jobs. This Plan aims to maintain the shopping function of the town centres of Royal Leamington Spa, Warwick and Kenilworth and support proposals that enhance their respective roles within the local retail hierarchy. Proposals will also be encouraged that help to diversify the range of uses in the town centres without compromising their shopping function, particularly those uses that make the town centres more attractive to residents, employers, shoppers and visitors.

- 3.44 Retailing and the ability of communities to have access to an appropriate network of sustainable destinations for their shopping needs are important factors in building a successful and well-balanced district.
- 3.45 This Plan recognises the importance of the district's town centres, which are very much at the heart of local communities in providing key destinations for shopping, services, employment and leisure. It is the intention of this Plan to maintain and enhance the town centres of Royal Leamington Spa, Warwick and Kenilworth and to support proposals that enhance their respective roles within the local retail hierarchy. Proposals will also be encouraged that diversify the range of uses in the town centres without compromising the shopping function, particularly uses that make the town centre more attractive to residents, employers, shoppers and visitors.
- 3.46 The district also has a range of major out-of-centre outlets, the most notable being the Leamington Shopping Park. It is recognised that whilst these outlets currently complement the district's town centre offer, any proposals for their future expansion, intensification or changes of use should be assessed carefully to ensure that they do not have a detrimental impact on the town centres and any existing, committed or planned town centre investment.
- 3.47 Warwick District also has a network of local shopping centres, other smaller shopping frontages and isolated shops serving the daily needs of local communities in both the urban and rural areas. These facilities are within easy walking distance of many people, thus reducing the need to travel. The policies of this Plan will seek to protect these valuable assets wherever possible.

### TC1 Protecting and Enhancing the Town Centres

Subject to Policies TC2 to TC16 and any relevant area action plan, proposals for any of the main town centre uses will be permitted within town centres where they are of an appropriate scale in relation to the role and function of the town centre and provided that non-shopping proposals would not compromise its shopping function. Proposals will also be required to reflect the character and form of the town centre.

#### Explanatory Text

- 3.48 Ensuring that town centres remain the focus for new development is important in maintaining local economic growth and encouraging investment. It is also fundamental in achieving sustainable patterns of development within Warwick District.
- 3.49 This policy is consistent with Government guidance that aims to make town centres the focus for new development to ensure their continued vitality and viability. Royal Leamington Spa is recognised as Warwick District's main town centre and it is acknowledged as a sub-regional shopping destination due to the scale and range of retail, leisure, and other main town centre uses to be found within it. Warwick and Kenilworth predominantly serve a more localised catchment and therefore perform a different role; as a consequence they have a significantly lower number of shops and services.
- 3.50 It is important that the town centres remain an appropriate location for the broad range of main town centre uses described in paragraph 3.10 of this chapter, including retail, leisure and entertainment facilities, appropriate sport and recreation uses, offices, arts, culture and tourism and housing. It is important that opportunities for development improve the town centres, adding to their vitality and vibrancy, whilst retaining or enhancing important characteristics. These important characteristics include the residential areas protected by policy TC13.
- 3.51 In assessing proposals for town centre schemes, the Council will have regard to the aim of ensuring that such proposals are compatible with the scale, nature and character of that town centre. This is important given the historic nature of the three town centres; proposals will have to be of an appropriate scale and design quality in order to be successfully integrated.
- 3.52 Throughout the lifetime of this Plan the Council will periodically update its Retail Study in order that it can respond and continuously review its approach to town centres and the requirements for retail

investment in particular. The Council is also committed to the preparation of a comprehensive Area Action Plan for Royal Leamington Spa town centre during the lifetime of this Plan.

## TC2 Directing Retail Development

Within the town centres, new retail development should be located as a first preference in the retail areas defined on the Policies Map.

Where suitable sites are not available in the retail areas, sites on the edge of the retail areas will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered.

Where sites on the edge of the retail areas are considered, preference will be given within each category to accessible sites that are well connected with the retail area. Evidence of the impact on the retail area will be required where the proposal is above 500 sq. m gross floorspace.

### Explanatory Text

- 3.53 Maintaining the shopping function of the town centres is important in supporting the local economy and promoting more sustainable patterns of development. It is important therefore that any retail development proposals are directed to town centres in the first instance; an approach that is entirely consistent with Government policy. The primary objective of this policy is to maintain and enhance the viability of existing town centres through new development. The policy sets out the order of sequentially preferential locations for new investment, working from the core of the town centre retail areas outwards.
- 3.54 The Policies Map identifies retail areas. These are the primary shopping areas as defined by national planning policy and comprise the primary retail frontages (see policy TC6) and secondary retail areas (see policy TC7) where existing retail development is concentrated within the town centres. The identification of these areas is intended to prevent the sporadic introduction of new outlets that could erode the benefits of having a defined focus of core shopping areas.
- 3.55 The sequential approach to be followed requires that locations are considered in the following order;
- A) sites and buildings within the defined retail areas of the town centres;
  - B) then sites on the edge of the retail areas;
  - C) 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.
- 3.56 This policy is applicable to all proposals for new retail development, including new build, redevelopments, changes of use, intensifications and extensions. Retail development is defined as shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4), and hot food takeaways (Use Class A5).
- 3.57 In assessing proposals outside town centres, the Council will require a Retail Impact Assessment for proposals over 500 sq. m (gross floorspace) to accompany any planning application. This should contain the following information:
- i. in relation to proving there are no sequentially preferable sites within or adjacent to (300m of the defined retail area) town centres, a full sequential test in accordance with Government guidance will need to be carried out that recognises the requirement for developers and retailers to be flexible about the format, design and scale of the development and the amount of car parking required;
  - ii. consideration of the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment of the area of the proposal; and
  - iii. consideration of the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the

application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

- 3.58 Outside town centres, the merits of individual schemes that may be smaller than 500 sq. m (gross floorspace) will be considered on a case-by-case basis. In some cases the Council may wish such schemes to submit a retail impact assessment, particularly if they are for the provision of convenience goods, given the acknowledged lack of quantitative need identified in the latest retail study (March 2014).

### **TC3 Safeguarding Existing and Potential Retail Floorspace**

Within the town centre retail areas as defined on the Policies Map, changes of use from uses within Use Class A to other uses outside of Use Class A will not be permitted except for within the defined Secondary Retail Areas, where changes to hotels (Use Class C1) and assembly and leisure uses (Use Class D2) will be permitted subject to the restrictions within policy TC7.

#### **Explanatory Text**

- 3.59 The Council is concerned to protect the shopping function of its town centres. To achieve this, the Policies Map identifies retail areas. Within these areas it is important to safeguard existing and potential retail floorspace to ensure the availability of opportunities for future / continued investment. This policy therefore seeks to resist changes of use from Use Class A (shops - Use Class A1; financial and professional services - Use Class A2; restaurants and cafes - Use Class A3; drinking establishments - Use Class A4; and hot food takeaways - Use Class A5) to uses outside Class A. This policy applies to A Class uses on upper floors, as well as at ground floor level.
- 3.60 This policy will apply across the district's town centres, with the exception of the secondary retail areas where for the purposes of creating additional vitality, changes of use from A Class to Use Classes C1 and D2 may be permitted subject to the detailed requirements of Policy TC7.
- 3.61 It is acknowledged that some uses defined as 'sui-generis' in the Use Classes Order may be appropriate in the retail areas of the town centres (such as nail bars and beauty salons). The introduction of such uses will be considered on a case-by-case basis. In each instance, it will be important for the use in question to maintain the characteristics of a retail outlet by having an active shop frontage (and normally incorporating an element of sales activity).

### **TC4 Chandos Street Town Centre Development Allocation, Royal Leamington Spa Town Centre**

The Chandos Street car park, as shown on the Policies Map, will provide the focus of a major town centre development proposal to comprise of retail and other appropriate main town centre uses.

#### **Explanatory Text**

- 3.62 Royal Leamington Spa is acknowledged as a sub-regional shopping destination. To further support its future success in this role, and to provide a location for future investment, the Council continues to support the Chandos Street area for the development of a major addition to the town centre's retail offer. This will be necessary to underpin the town centre's future vitality and viability and to ensure it remains competitive and successful over this Plan period and beyond.
- 3.63 The Chandos Street allocation will provide a focus for the introduction of a significant amount of new floorspace for retail and other town centre uses. This may be a mixed-use development and consideration will be given to combining retail with other main town centre uses (described in paragraph 3.10 of this chapter). These may include leisure uses, offices and residential use.
- 3.64 It is recognised that to deliver a successful development, further land will be required beyond the confines of the allocated car park area. This will be necessary to create the required quantum of



floorspace and also to form important connections to the key retail streets of the Parade and Warwick Street. Any development at Chandos Street will be expected to meet the criteria of policy TC5 below.

### **TC5 Providing for Shopping Growth in Royal Leamington Spa Town Centre**

Proposals for large-scale shopping development that satisfy the sequential requirements of Policy TC2 will be permitted in Royal Leamington Spa town centre provided:-

- a) It can be demonstrated that the proposal meets retail needs in a way that is of an appropriate scale that respects the character and form of the town centre;
- b) Proposals create strong and direct pedestrian links between the existing main shopping areas along the primary retail frontages and the development; and
- c) The impact of the proposal upon traffic movement is fully considered and appropriate measures to promote public transport and provide car parking are included in the proposal.

- 3.65 It is important for both the social and economic well-being of the district to protect the role of Royal Leamington Spa town centre as the district's main focus for retail activity. The identification of additional sites for large-scale, comprehensive development will prove necessary to reinforce Royal Leamington Spa's market position in relation to other competing centres in the region.
- 3.66 The objective of this policy is to set out a framework for considering any major retail proposals that may come forward within Royal Leamington Spa town centre. The most recent Retail Study (March 2014) has identified the fact that if Royal Leamington Spa town centre wishes to maintain its role as a sub-regional shopping destination, it will be advised to provide a significant amount of new floorspace during the plan period.
- 3.67 The retail areas defined on the Policies Map are the preferred location for retail development in Royal Leamington Spa. After this, in the case of large-scale development, the Council has identified and prioritised Chandos Street as a development site for further town centre investment in Royal Leamington Spa. If this location is not feasible, consideration will be given to other large-scale proposals within the identified area of search as defined on the Policies Map.
- 3.68 If further retail floorspace of any scale is supported, it is important that this new investment does not have a detrimental impact upon the existing businesses, the balance of retail uses, its historic fabric and its infrastructure. In considering all future proposals, The Council will have regard to:-
  - a) the physical capacity of the historic core of the town centre to absorb significant further retail growth;
  - b) the ability of any proposal to include high-quality pedestrian (and where appropriate cycle) access that meets standards for accessibility and inclusion, set out in policy TR1;
  - c) the implications of retail growth upon key town centre infrastructure, including car parking and public transport; and
  - d) the likely market interest in major new retail opportunities.
- 3.69 In formulating any proposals for further retail floorspace, the Council will also consider demand for further leisure uses and other main town centre uses which could be incorporated into the schemes.
- 3.70 For the operation of this policy "large-scale" refers to proposals with a floorspace of over 500 sq. m.

### **TC6 Primary Retail Frontages**

Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will be permitted within the Primary Retail Frontages defined on the Policies Map provided that :-

- a) No more than 25% of the total length of the frontage would result in a non-A1 use; and



- b) The proposal would not contribute to creating, a continuous non A1 frontage of more than 16 metres.

#### Explanatory Text

- 3.71 In order to ensure the continued success of the district's town centres as shopping destinations, it is important to ensure that core areas are protected from the introduction of an unacceptable level of non-shopping uses (defined as those uses not falling within Use Class A1). If left unchecked, the introduction of non-shopping uses could, over time, prejudice the predominantly retail character and function of the most important retail streets. The objective of this policy is to restrict the introduction of non- A1 uses to the most important shopping streets in order to protect the retail character and function of these core areas.
- 3.72 In order to protect this retail character, areas categorised as primary retail frontages have been clearly identified on the Policies Map to protect the retail heart of the town centres. Within the primary retail frontages, non- A1 uses will be closely monitored and the overall level and excessive grouping / concentration of these uses will be resisted.
- 3.73 The excessive concentration of A3 and A4 uses related to licenced premises has previously raised concerns (particularly in Royal Leamington Spa) with regard to community safety issues. As well as protecting the integrity of the retail function, this policy will also have the effect of ensuring that an element of control is maintained over the overall numbers and location of premises in A3, A4 and A5 use (which includes licensed premises). Following the 2003 Licensing Act, the Council works actively with the police, local community groups and residents to ensure licensing issues are correctly considered and that the amenity of residents and other interests is protected.
- 3.74 For operational purposes of both this policy and policy TC7 below, a frontage will be defined as a continuous elevation of retail uses as defined on the Policies Map. The limit of a frontage will usually be defined by a break in the buildings caused by a road or other public space. 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.
- 3.75 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 TC6 and allowing other A class uses. In considering such proposals, the Council would expect the new use to include an active frontage.

#### TC7 Secondary Retail Areas

Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2), or restaurants and cafes (Use Class A3), or drinking establishments (Use Class A4), or hot food takeaways (Use Class A5) or hotels (Use Class C1) or leisure and assembly uses (Use Class D2) will be permitted within Secondary Retail Areas provided that:

- a) No more than 50 % of the street frontage concerned would result in a non-A1 use; and  
b) The proposal would not contribute to creating, a continuous non-A1 frontage of more than 16 metres.

In exceptional cases, proposals that do not fulfil the second criterion may be accepted where they would not have a prominence in the streetscape that would affect the predominantly retail character of the area.

#### Explanatory Text

- 3.76 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.

- 3.77 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 also reserve the right to remove permitted development for any new use granted that is not in accordance with the policy.
- 3.78 The secondary retail areas are those retail areas identified on the Policies Map that are not otherwise defined as primary retail frontage (covered by policy TC6 and cross hatched in blue). Secondary retail areas are still essentially shopping areas and in these areas the Council will preserve their predominantly retail character by requiring that controls are placed upon the maximum levels of non-retail uses. The only exceptions to this will be the café / restaurant quarters defined in policies TC8 and TC9.

### **TC8 Warwick Café Quarter**

Changes of use from shops (Use Class A1) and financial and professional services (Use Class A2) to restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) will be permitted within Market Place, Warwick as defined on the Policies Map.

When granting planning permission for A3 or A4 uses, permitted development rights for changes of use to A2 from A3 or A4 will be removed.

#### **Explanatory Text**

- 3.79 Within Warwick town centre, there exists an opportunity to create a café quarter to form a specific area for the location of A3 and A4 uses. This quarter will provide visitors with an attraction to complement shopping and leisure-related journeys to the town centre and will give the town centre an opportunity to respond positively to the potential for tourism and visitor-related income. This approach reflects Government advice to ensure that town centres provide a diverse range of attractions that complement their shopping focus, and also to promote leisure uses and the evening economy.
- 3.80 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. Although the Café Quarter also lies within the secondary retail area, the provisions of this policy will take precedence over those in TC7.

### **TC9 Royal Leamington Spa Restaurant and Café Quarter**

Changes of use from shops (Use Class A1) to restaurants and cafes (Use Class A3) will be permitted within Regent Court, Royal Leamington Spa as defined on the Policies Map.

When granting planning permission for restaurant and café uses (Use Class A3), permitted development rights for changes of use to financial and professional services (Use Class A2) will be removed.

#### **Explanatory Text**

- 3.81 The Council has noted the potential to work with the owners of this development to create a vibrant restaurant / café quarter. In enabling the unrestricted introduction of A3 uses to the entirety of this area as defined on the Policies Map, it is intended to form a focussed destination for restaurants and cafes.
- 3.82 The addition of this restaurant and café quarter will enhance the vitality of the town centre by enabling the owners of Regent Court to rebrand the street, providing visitors to the town centre with a specific

attraction to complement shopping, leisure and other related journeys to the town. This will also help deliver the wider benefits of increased footfall and pedestrian circulation to this area of the town centre. The Council recognises, however, that new restaurant and café uses will need to operate alongside existing local residents. 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) or hot food takeaways (use class A5) will not be acceptable in this area. Although the Restaurant and Café Quarter also lies within the secondary retail area, the provisions of this policy will take precedence over those in TC7.

### **TC10 Royal Leamington Spa Area Action Plan (AAP)**

During the Plan Period, the Council will commit to prepare an Area Action Plan for Royal Leamington Spa Town Centre.

#### **Explanatory Text**

- 3.83 Given its importance to Warwick District, it is clear that the Council needs to continue to be proactive in managing the future of Royal Leamington Spa Town Centre. The Council will commit to prepare an Area Action Plan for Royal Leamington Spa during the lifetime of this Plan to help ensure the continued vitality and viability of the town centre.
- 3.84 It will be necessary to engage with key stakeholders and the community in this endeavour to make sure that future development, regeneration and management of the town centre is delivered in a cohesive way, in order to provide positive and achievable changes to the town centre over the plan period.
- 3.85 The AAP will look to identify areas for future investment and opportunities for the introduction of appropriate land uses.
- 3.86 Key themes of the Area Action Plan will include:-
- i. A Master Vision for the town centre
  - ii. Examination / identification of the potential for future strategic allocations
  - iii. A review of regeneration potential and the identification of development opportunity sites and potential uses (particularly in the Wise Street area and in the vicinity of Spencer's Yard)
  - iv. Improvements to the environment / public realm
  - v. Vehicular and pedestrian movement strategies, (including parking)

### **TC11 Warwick Town Centre Mixed Use Area**

Within the mixed use area of Warwick town centre as defined on the Policies Map, development of residential, shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4), hot food takeaways (Use Class A5), or hotels (Use Class C1), leisure and assembly (Use Class D2) and business uses (Use Class B1) will be permitted.

#### **Explanatory Text**

- 3.87 Within the area defined on the Policies Map as a "mixed use area", no single land use predominates. The area is focussed on Church Street, Castle Street, High Street and Jury Street. It is especially interesting due to the wide range of uses of the buildings. It also forms a significant link between the main shopping area of Warwick town centre and Smith Street. Proposals for development (which include re-development or change of use) in accordance with this policy will be positively considered within the area, subject to any detailed issues and the effect upon the town centre as a whole.

Proposals within the “mixed use area” will also be given consideration in the context of the sequential approach set out in Policy TC2.

### **TC12 Protecting Town Centre Employment Land and Buildings**

Within the Town Centre Employment Areas as defined on the Policies Map, the redevelopment or change of use of existing employment land and buildings to non-B Class uses will not be permitted.

#### **Explanatory Text**

- 3.88 Town centres provide important employment opportunities within a range of sectors. It is important to maintain a continued employment role within the town centres to provide employment opportunities in sustainable locations and as part of encouraging a diverse range of uses within town centres in accordance with Government guidance.
- 3.89 Policy EC3 protects all existing employment land and buildings within the district (outside town centres). Within town centres however, a more flexible approach is considered appropriate. The objective of this policy is to protect designated employment areas within the town centres, but to allow greater flexibility for other existing employment land and buildings to change uses. The protected areas are those within Royal Leamington Spa and Warwick town centres defined as “Town Centre Employment Areas” on the Policies Map. Outside these areas, the provisions of policy EC3 will not apply within any town centres.
- 3.90 In the Althorpe Street protected employment area, the Council may consider the introduction of a wider range of uses if they would positively contribute to the wider regeneration aspirations of this area of Old Town.
- 3.91 This policy is only concerned with the protection of existing employment land. Policy EC1 allows for new employment opportunities (Use Classes B1, B2 and B8) to be created within town centres, subject to other policies within this chapter.

### **TC13 Protecting the Residential Role of Town Centres**

Changes of use from residential to non-residential uses within the predominantly residential areas in the town centres defined on the Policies Map will only be permitted if the proposed use maintains the residential character of the area.

#### **Explanatory Text**

- 3.92 All of the district’s town centres contain a mix of uses and both Royal Leamington Spa and Warwick have a large number of houses and apartments within the defined town centre boundaries. This housing provides opportunities for people to live within the town centres and adds to their overall diversity and vitality, but it does generate pressure where different uses seek to co-exist. It is important that housing is supported within town centres and that the amenity of people living there is protected.
- 3.93 Within the predominantly residential areas defined on the Policies Map, it will be important that this residential character is protected. Applications for uses within these areas might include small offices, dental surgeries and nurseries for the care of children. These and other uses may be appropriate within predominantly residential areas, provided that the residential character and appearance of the building / area is not altered. In seeking to maintain the residential character of these areas, the Council will have regard to cumulative impact when considering such proposals.
- 3.94 This policy is only concerned with protecting the residential character of defined areas. Policy H1 allows for new housing to be provided within town centres subject to other policies within this chapter.

## TC14 Protecting Residential Uses of Upper Floors

Changes of use from residential to other uses on the upper floors of buildings within the town centres will not be permitted.

### Explanatory Text

- 3.95 As part of creating diverse and active town centres, it is important that every opportunity is given for people to live within town centres. The continued occupation of flats above the ground floor of premises throughout the town centres has a particular role to play in this. Protecting the upper floors of such properties for residential uses can help ensure that full use is made of buildings and that the overall quality of the environment is improved. Encouraging greater living in town centre locations can also enhance personal safety by increasing natural surveillance.

## TC15 Access to Upper Floors in Town Centres

Development that denies access to the upper floors of buildings within the town centres will not be permitted

### Explanatory Text

- 3.96 The use of upper floors in town centres is important in ensuring that buildings remain in a good state of repair. It will also help in providing opportunities to introduce other uses, such as offices and residential, that can generate positive benefits for the town centre economy. The Council has recognised the importance of this by supporting “living over the shop” initiatives and through its empty properties strategy.
- 3.97 Where proposals that relate to ground floor uses only are submitted, applicants will be expected to show that they have considered how access arrangements to upper floors can be achieved in the future so that buildings may be fully utilised if required. Where upper floors may be considered for residential or office use, this access may need to be independent of the ground floor use.
- 3.98 When considering proposals for listed buildings or buildings in conservation areas, applicants must ensure that in achieving access to upper floors the quality of the building and the conservation area is not compromised. This issue is dealt with in policy HE2.

## TC16 Design of Shopfronts

New or replacement shop fronts will be permitted where:-

- a) They relate in scale, proportion, material and decorative treatment to the upper parts of the building and to adjoining shopfronts of sufficient high quality; and
- b) They do not involve single shop fronts spreading over two or more frontages.

Where original or period shopfronts exist, these should be kept and restored.

### Explanatory Text

- 3.99 The variety and quality of shopfronts within the district's town centres contribute considerably to their character and attractiveness. Proposals for new shopfronts should take into account the character of the property and the area in order to maintain the quality of appearance. This is particularly important in relation to replacement shopfronts to listed buildings or those within conservation areas. As a general principle, within conservation areas and on listed buildings, the addition of projecting canopies will not be supported.

- 3.100 The Council has published detailed design guidance on shopfronts within Warwick and Royal Leamington Spa. Furthermore, it has produced supplementary planning guidance on design issues involved in increasing security for retail premises.

### TC17 Local Shopping Facilities

#### Local Shopping Centres

Changes of use of the ground floor from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will only be permitted in local shopping centres as defined on the Policies Map if:-

- a) The shop unit has been vacant for a period of at least one year or evidence can be provided that the unit has been actively marketed on reasonable terms for a shop use for a period of at least nine months without success: or
- b) It is demonstrated that the proposed use will significantly increase pedestrian footfall in the centre, will introduce a new use into the centre that meets local needs, and will not reduce the proportion of shop frontage in the centre below 50%.

Changes of use from Use Class A to other uses will be permitted provided that the proposal is for a service or facility that can be demonstrated to meet an important unmet local need and which can be satisfactorily controlled by planning condition.

#### Protecting local shops outside of town and local shopping centres

In urban locations changes of use of shops (Use Class A1), outside town centres and local shopping centres to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will not be permitted.

#### Rural shops and services

In rural locations the development or expansion of existing shops and local services within settlements will be permitted where these meet local retail or service needs. Proposals that result in the loss of such units to other uses will not be permitted unless it can be demonstrated that:-

- a) The unit is no longer financially viable
- b) The unit has been actively marketed on reasonable terms for use as a shop or local service for a period of 12 months without success: and
- c) All reasonable other options to find a new use for the unit have been pursued

#### Explanatory Text

- 3.101 To meet the day-to-day shopping needs of consumers and reduce the need to travel it is important that the retail function of local shopping centres, small shopping frontages and isolated shops in the district is protected and where appropriate enhanced.

#### Local shopping centres

- 3.102 Local shopping centres provide a range of services and facilities that meet the day-to-day shopping needs of local people. They are often centrally located within a neighbourhood and can encourage walking and cycling as a mode of transport. The centres also have a wider social role in providing places for social interaction within communities. The protection of their shopping function is therefore very important and the loss of shop units to non-retail uses will be generally resisted.
- 3.103 For the purpose of this policy, local centres are defined as a small group of shops consisting of a cluster of six or more units (normally in a continuous elevation), typically comprising a newsagent,



general grocery store, post office, and other small shops of a local nature. This policy is only applicable to the ground floor of units within the local shopping centres defined on the Policies Map and listed below.

- Albion Street, Kenilworth
- High Street, Kenilworth
- Leyes Lane, Kenilworth
- The Oaks Precinct, Scott Road , Kenilworth
- Crown Way, Lillington, Royal Leamington Spa
- High Street/ Queen Street, Cubbington
- Rugby Road, Cubbington
- Rugby Road, Royal Leamington Spa
- St Margaret's Road, Royal Leamington Spa
- Sydenham Drive, Royal Leamington Spa
- Coten End, Warwick
- Percy Estate (The Chantry), Warwick
- Reardon Court, Woodloes, Warwick
- Shakespeare Avenue, Warwick
- Othello Avenue, Warwick Gates
- Heathcote Road, Whitnash
- Home Farm Crescent, Whitnash
- Narrow Hall Meadow, Chase Meadow, Warwick

3.104 Whilst the objective of this policy is to retain general shops, the Council recognises that changes in people's shopping habits may result in changes to the type of uses that are viable and that local people wish to see in local centres.

3.105 The Council therefore accepts that where there is no interest in the unit for a general shop in the foreseeable future, it is in the best interests of the local centre to allow the introduction of other uses to create footfall and maintain the appearance of the centre. In such circumstances the Council may wish to control the use, e.g. granting permission on a temporary basis to ensure the unit is not permanently lost as a retail use.

3.106 During the plan period it is likely that some of the major housing allocations will benefit from the introduction of local shopping centres to provide for the retail and service needs of the new neighbourhoods emerging at these locations. In the event that new local shopping centres are realised, the Council will protect their role and function by applying the principles of Policy TC17 until the new centre can be designated by means of a plan review.

#### Local shops in Urban Areas

3.107 Outside of town centres and local shopping centres are a number of small shopping frontages and isolated shops, some of which help to serve the daily needs of local communities. The Council recognises that there is a role for these shops in a way that is not the case for financial / professional services (Use Class A2) or food and drink (Use Class A3 and A4) outlets in similar locations outside town and local shopping centres. The objective of this policy is therefore to resist the spread of such uses to locations that may prejudice the vitality and viability of town and local centres.

#### Rural Shops and Services



- 3.108 In rural villages there are a number of shops and other local services that perform an important role in meeting people's daily needs. It is important that such facilities are not lost. This approach is strongly supported by Government policy, which urges local authorities to adopt a positive approach to the retention and development of local shops and services in rural locations.
- 3.109 The Council will consider proposals for new shops, pubs and post offices within settlements sympathetically, provided it can be shown that the use is seeking to meet a local need. For the purposes of this policy, shops include both stand-alone premises and those that are associated with petrol stations, pubs and farms. A settlement can be of any size; however, proposals will need to demonstrate that they are serving a local need (usually the immediate requirements of the settlement) and this will be more difficult in the case of facilities within very small communities. Proposals for new retail and service facilities in open countryside will not be supported, except in the case of farm shops (see policy TC18 below).
- 3.110 Where applications propose the loss of village shops or other services, the Council will require applicants to produce evidence to substantiate the lack of viability of the use. This may include access to financial records of the business in appropriate circumstances.

### TC18 Farm Shops

Development of new farm shops and the extension of existing farm shops will be permitted where:

- a) The proposal involves the appropriate conversion of an existing rural building or the construction of a new building at the intended location and is of a scale and nature that can be satisfactorily integrated into the landscape, and
- b) It would not have an adverse impact on existing rural shops in the local area

A condition will be applied to any permission to control the proportion of goods to be sold which are not produced locally to a maximum of 25%.

#### Explanatory Text

- 3.111 Over the years, growers have set up shops on their land to sell produce direct to the public. These outlets can provide a means of assisting the commercial success of farming operations. The role of farm shops is supported where these can assist in farm diversification projects, offer an outlet for food produced on the farm and support the local economy and provide a source of local jobs. It is important however that farm shops are controlled so that they remain a venue to buy locally-produced food and do not grow to an inappropriate scale that would undermine shops and services in local villages. It is important that any associated buildings do not harm the character and appearance of the countryside and that the safety and character of local roads is not affected.

## Culture, Leisure and Tourism

- 3.112 Cultural assets such as theatres, cinemas, libraries, art galleries, museums, historic sites, places of worship and other meeting places can enrich people's quality of life. They can also act as a magnet to attract visitors and thus form a key part of the economy. It is therefore appropriate to consider how planning can assist in culture and tourism.
- 3.113 The district is culturally rich and has a vibrant and active local arts community together with a confident and high profile professional arts sector. There are regular cultural festivals and sporting events. Furthermore, the attractiveness of the towns, parks and local countryside are attractions in and of themselves.

- 3.114 The district has many historic assets that operate as visitor attractions, such as castles in Warwick and Kenilworth, Stoneleigh Abbey, the country houses of Packwood and Baddesley Clinton and the canal network, as well as the regency buildings and parks of Royal Leamington Spa. The district also has other attractions such as Hatton Country World and Stoneleigh Park, all of which generate approximately 3.9m trips a year to the area. The estimated spend is £257m and supports over 4,180 jobs. The close proximity of Stratford-upon-Avon provides a strong cross-border tourism offer enabling mutual benefit for both Warwick District and Stratford-on-Avon District. In this context a joint Destination Management Plan has been developed by the district councils, major tourism attractions and businesses and the Destination Management Organisation (Shakespeare's England).
- 3.115 The Council's strategy sees tourism as being a key part of the local economy and this Plan should promote and deliver tourism in a proactive and positive way. The district's cultural assets and visitor facilities should be supported to grow and improve in ways that maintain their attractiveness and integrity; this will be the case particularly for those assets associated with the historic environment. It is an objective of this Plan to enable the maintenance and improvement of leisure facilities, including supporting appropriate opportunities for culture and tourism.

### **CT1 Directing New Meeting Places, Tourism, Leisure, Cultural and Sports Development**

New meeting places, tourism, leisure, cultural and sports development will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18). 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.

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.

In all other cases, new tourism, leisure and cultural development will be permitted where it can be demonstrated that:

- 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
- 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.

#### **Explanatory Text**

- 3.116 In this policy, tourism, leisure and cultural (including arts) development means the main town centre uses other than retail and offices (see paragraph 3.10 of this chapter). Culture, leisure and tourism are important in ensuring the district's town centres are vibrant and prosperous. Increasingly, town centres are enjoyed as places where a range of leisure activities supplement the retail offer to provide a variety of offers within town centres. Town centres also provide sustainable locations for such uses as they are generally more accessible by a range of transport modes than other parts of the district. This policy therefore seeks to support the role of town centres as the primary locations for development associated with culture, leisure and tourism.
- 3.117 In identifying sites a sequential approach should be adopted through which all potential town centre options should be thoroughly assessed before less central sites are considered. First preference should be given to town centre locations, followed by edge-of-town centre. Tourism, leisure and cultural developments within rural areas should be located within the Growth Villages identified in policy H1, where they will benefit from proximity to each other and other uses. Development within or adjacent to local shopping centres or within rural areas should be of a proportionate scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area.

- 3.118 It is recognised that some leisure and cultural facilities serve very local populations and these should, where possible, be allowed to locate close to the population they serve. Where such uses are proposed the Council will expect the applicant to demonstrate that the use meets a local need that cannot otherwise be met in a centre.
- 3.119 The Council will seek to support the role of Royal Leamington Spa Town Centre in culture and leisure by identifying, through the Town Centre Area Action Plan (AAP), an area in and around Spencer Yard and Spencer Street for investment in culture, leisure and creative industries developments.

## CT2 Directing New or Extended Visitor Accommodation

New or extended hotels will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18) and Policy CT1.

Other new or extended visitor accommodation with urban areas will be permitted where it can be demonstrated that the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport.

Visitor accommodation within rural areas will be permitted where it is located within the Growth Villages (as defined on the Policies Map) or is for the conversion of a rural building as defined in Policy BE4. All visitor accommodation in rural areas should be of a proportionate scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area.

Extensions to existing visitor accommodation in rural areas will only be permitted where these do not significantly intensify the use of the site or establish new uses which are not ancillary to the normal business of the visitor accommodation.

### Explanatory Text

- 3.120 Hotels are defined as a town centre use and play an important role in supporting the economic wellbeing and vibrancy of the district's town centres. Increasingly, town centres are enjoyed as places to visit in their own right and the town centres of Royal Leamington Spa, Warwick and Kenilworth offer high quality and diverse environments and leisure activities for visitors to enjoy. Appropriately located accommodation is important in supporting this role of town centres. Further, town centres provide sustainable locations that are accessible by a range of transport modes. This policy (in combination with Policy CT1) therefore seeks to support the role of town centres as the primary locations for hotels.
- 3.121 Other visitor accommodation should be directed towards urban areas where accessibility can more easily be demonstrated, using sustainable forms of transport such as walking, cycling and public transport. Visitor accommodation within rural areas should be located within the Growth Villages identified in policy H1 where they can most greatly benefit from proximity to each other and other uses. Development within rural areas should be:
- of a proportionate scale,
  - appropriate in relation to surrounding uses,
  - should not generate significant volumes of traffic, and
  - should not harm the character of the area.
- 3.122 Any harm to the character of the rural area will be judged in relation to the appearance of the building following conversion in the context of its surrounding and the impact upon the character of surrounding roads. Any harm to sustainability objectives will be judged by the extent to which the proposal may lead to a dispersal of overall hotel bedspaces to a degree that may prejudice the viability of hotels within the urban areas, or may cause a significant increase of vehicle movements in less sustainable locations.

- 3.123 For extensions to visitor accommodation in rural areas, the development will be deemed to involve significant intensification where it would harm the character of the area or is no longer of a proportionate scale or appropriate in relation to surrounding uses or where the proposal would generate significant volumes of traffic.

### **CT3 Protecting Existing Visitor Accommodation in Town Centres**

Redevelopment or change of use from visitor accommodation at ground floor level within the town centres will only be permitted where it can be demonstrated that:

- 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);
- b) there is evidence of adequate capacity to meet need within alternative accommodation within the same town centre; or
- c) the accommodation is no longer viable and no other parties are willing to acquire it for that use

Above ground floor level, criteria b) and c) only will be applied to such proposals.

#### **Explanatory Text**

- 3.124 This policy recognises the importance of visitor accommodation in supporting town centres in providing sustainable and vibrant communities and also seeks to help retain existing accommodation. Increasingly, town centres are enjoyed as places to visit in their own right and the town centres of Royal Leamington Spa, Warwick and Kenilworth offer accommodation to enable visitor to stay overnight and prolong their stay. Further, town centres provide sustainable locations that are accessible by a range of transport modes. This policy therefore seeks to support the role of town centres as the primary locations for visitor accommodation.
- 3.125 Change of use from visitor accommodation to retail uses will be permitted within the retail frontages identified on the Policies Map. In addition, a change of use from visitor accommodation may be permitted if it is demonstrated that there is an adequate supply of equivalent accommodation available elsewhere within the town centre to compensate for the loss. To establish this, applicants will be expected to undertake a capacity study of similar provision within the town centre and to show that
- the accommodation is no longer viable, and
  - that it has been marketed for a period of 12 months, and
  - no other operators have been willing to acquire it for continued use as visitor accommodation.

### **CT4 Extensions to Tourism, Cultural or Leisure Facilities in Rural Areas**

Extensions to or intensification of tourism, cultural or leisure facilities in rural areas will be permitted where these do not:

- a) establish new uses which are not ancillary to the normal business of the operation;
- b) generate significant volumes of additional traffic; and
- c) harm the character of the area.

#### **Explanatory Text**

- 3.126 For proposals to extend or intensify existing accommodation or tourism, cultural or leisure activities in the rural area, the test will be whether the proposal will result in the use of the site being out of keeping with its rural location through its impact on the character of the area and traffic generation.

- 3.127 Where the proposals seek to introduce new uses onto the site (even if these are also associated with accommodation, tourism culture or leisure), these will be assessed in accordance with relevant policies, unless it can be demonstrated that the use is ancillary to the existing operation.

### **CT5 Camping and Caravan Sites**

Camping and caravan sites for holiday and recreational use will be permitted where they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities and would not generate significant volumes of traffic.

Any buildings required must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to compliance with other policies in this Plan. New buildings may be acceptable outside the green belt where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to the area.

#### **Explanatory Text**

- 3.128 With a combination of its attractive countryside and major visitor attractions both within the district and nearby, the rural area will continue to see pressure for tourist and related uses.
- 3.129 Camping and caravan sites can provide useful low cost accommodation; however, they can seriously harm the landscape if they are insensitively located or become too large.
- 3.130 All proposals will be expected to be unobtrusive within the landscape and be in keeping with the character of the rural area. The scale of the proposals will be an important factor as often small sites can be assimilated into the landscape more easily than larger sites. Within green belt areas, camping and caravan sites and associated buildings will be considered inappropriate development.
- 3.131 Caravanning, camping and other temporary occupancy sites also give rise to special problems in relation to flooding. The instability of caravans place occupants at special risk and it may be difficult to operate an effective flood warning system. The development of these facilities will not be permitted in areas of high flood risk. In other flood risk areas, applicants will need to prepare a flood warning and evacuation plan.

### **CT6 Warwick Castle and St Mary's Lands, Warwick**

Development at Warwick Castle or St Mary's Land, including Warwick Racecourse (within the boundaries defined on the Policies Map), will 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 for each will provide the framework within which planning applications will be determined and will:

- a) identify the physical and economic context;
- b) identify the development principles to underpin future development proposals;
- c) identify the significance of heritage assets within the vicinity, setting out how these will be sustained and enhanced (including listed buildings, listed parks and gardens, conservation areas and historic landscapes);
- d) identify the location of developments, demonstrating how proposals will relate to the heritage assets and how they will enhance the positive contribution the asset makes to sustainable communities and to the character and distinctiveness of the area; and
- e) identify how the proposals support the vitality and viability of the local economy

#### **Explanatory Text**

##### [Warwick Castle](#)

- 3.132 Warwick Castle is a nationally and internationally renowned tourist attraction, bringing significant benefits to the local economy. It is a Grade 1\* listed building and a Scheduled Monument set within Grade 1 landscaped grounds. The site includes several other listed buildings.
- 3.133 Balancing the development pressures with the sensitivity of the location is an on-going challenge. Further there are opportunities to enhance the links between the Castle and Warwick town centre, bringing economic benefits to the town centre. The challenge is to ensure development within the Castle grounds does not undermine the range of facilities and services available in the adjacent town centre.
- 3.134 In this context this policy seeks to support the role of Warwick Castle as a nationally / internationally renowned attraction at the same time as ensuring the significance of the local heritage assets (including the Castle itself) are sustained and enhanced. It is also important that the mix of activities on offer within the Castle grounds allows both the Castle and the town centre to make the most of their strengths to the mutual benefit of both.
- 3.135 It is therefore proposed that individual projects requiring 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. 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.

#### Warwick Racecourse and St Mary's Lands

- 3.136 Warwick Racecourse and St Mary's Lands provides an important recreation, leisure and entertainment facility. Given the role of the Racecourse and St Mary's Lands in the local economy and community, the ongoing vitality and viability of this facility is supported. However, the Racecourse and St Mary's Lands lies within the Warwick Conservation Area, the main stand is a Grade II listed building and the site includes an area rich in biodiversity, designated as a potential Local Wildlife Site. This area is important in the setting of Warwick and provides open spaces close to the town centre that is well used and appreciated by those who live and work in the town.
- 3.137 In this context, any development will need to be sensitive to the heritage assets, the setting of the town, the ongoing enjoyment of the area for recreational purposes and the need to maintain local habitats and biodiversity.
- 3.138 The Council will work with the operators of the Racecourse and other stakeholders (including Historic England) to bring forward a masterplan for the area that;
- ensures the ongoing vitality and viability of St Mary's Lands, including the Racecourse;
  - protects and enhances the significance of the listed buildings and conservation area and their setting;
  - retains the land for public recreation;
  - protects and enhances biodiversity within the Racecourse as well as links to the open countryside and other areas; and
  - restricts uses to those associated with visitor accommodation, recreation, leisure and horse racing
- 3.139 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

## Major Sites in the Economy



- 3.140 The district has a number of long-established major sites that have a unique and important role in the district's economy. The Local Plan seeks to support the role that these sites play in the local economy, at the same time as ensuring this is carefully balanced against the impacts of development.
- 3.141 Where these major sites are in the green belt, it is accepted that some development may be necessary where it would support the long-term future of the site, thus securing jobs and bringing benefits to the wider economy.

### **MS1 University of Warwick**

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

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

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

### **Explanatory Text**

- 3.142 The Council acknowledges the important role of the University of Warwick in the local economy and as an institution of Higher Education of international importance. Founded in 1965 on land gifted by the Councils of Coventry and Warwickshire, the majority of development to date has been on the Coventry side of the boundary. The current masterplan was approved in 2009 and the University plans to update this during the plan period to set out its future vision.
- 3.143 Within the district's boundary, development has been to meet the residential needs of the university. In the past this has involved a recognition that development in the green belt will be necessary to allow the university to expand. The predominantly built-up nature of the area currently known as Central Campus West means that this land is no longer appropriate for retention in the green belt. Further, the importance of the University in supporting the local economy (as recognised in the Strategic Economic Plan), and the need for the University to be able to grow within its existing boundaries, provide the exceptional circumstances to justify amending the green belt boundary to exclude the area shown on the Policies Map from the green belt. Any further development in the green belt proposed in any future masterplan will need to be considered carefully as part of the long term plan for the University across the two local authority areas.
- 3.144 Should other development proposals for the site not included in the masterplan be put forward, these will be considered in light of points (a) to (d) in Policy MS1 and other relevant policies within the Local Plan.

### **MS2 Major Sites in the Green Belt**

Due to the importance of the former Honiley Airfield and Stoneleigh Park to the economy and the district, there may be very special circumstances to justify further development in addition to that already identified within existing masterplans (within the boundary identified on the Policies Map).

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, 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.



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.

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.

#### Explanatory Text

- 3.145 National planning policy allows for limited infilling or the partial or complete redevelopment of previously developed sites within the green belt (whether redundant or in continuing use) that would not have a greater impact on the openness of the green belt and the purpose of including land within it than the existing development.
- 3.146 However, the Council recognises that the sites identified in the above policy have a unique and important role in delivering the objectives of the Strategic Economic Plan and in the local and sub-regional economy. It is considered that whilst these sites fulfil an important role in maintaining the openness of the green belt and should be retained within it, there may be very special circumstances to justify further development within the boundaries identified on the policies map. These are set out in detail below.

#### Former Honiley Airfield

- 3.147 The former military airfield has been used for a variety of aeronautical and automotive uses since the 1950s and most recently for vehicle testing and research and design associated with the automotive industry. It is unique in allowing the co-location of research and development facilities together with a test track for off road testing.
- 3.148 The site has planning permission for the development of an advanced engineering research and development campus for the automotive and motorsport industries, including the provision of a new access and roundabout taking traffic away from the existing access on Oldwich Lane East.
- 3.149 The site has an important role in delivering the aims of the Coventry and Warwickshire Local Enterprise Partnership (CWLEP) in relation to the growth of advanced manufacturing, particularly in the long term through the implementation of the planning permission. Funding has been agreed through the City Deal to secure the delivery of the access and traffic proposals set out in the planning permission. Further investment is proposed through the SEP to undertake a utilities upgrade to ensure the site is attractive to companies wishing to relocate.
- 3.150 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. 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. However, it is important that redevelopment of the site is carefully managed in the context of the site’s sensitive rural location in the green belt. This is particularly with regard to the site’s limited access to the strategic road network and the potential impact of its activities on neighbouring residential communities. It is therefore unlikely than any proposals to extend the range of uses beyond that in the planning permission, which are restricted to automotive and motorsport uses, would be acceptable.
- 3.151 In addition to the permission it is recognised that some small-scale development may be necessary adjacent to the test track, to assist in its operations. In assessing any such proposals, the Council will ensure that the openness of the green belt is maintained.

- 3.152 The boundary identified on the proposals map reflects the approved planning unit and defines the areas the Council considers acceptable for limited development and infilling. This recognises that some of the approved development is located on woodland rather than previously developed land.

#### Stoneleigh Park

- 3.153 Stoneleigh Park is a unique facility within the green belt, which is home to the headquarters of the Royal Agricultural Society for England (RASE) and a number of other agricultural and countryside organisations. The park hosts a wide range of shows and events showcasing rural activities and businesses from across the country and as such is an established part of the rural economy both locally and nationally.
- 3.154 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. The masterplan planning permission 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. It is intended that the site will evolve into a national hub for rural and sustainability research and equine activities, providing the opportunity for the clustering of businesses relating to these activities.
- 3.155 The delivery of the long-term plan is likely to bring significant economic benefits for the local area. The Council supports the unique role of the Park and the delivery of the masterplan to secure its long-term future. To assist in achieving this, a wider range of uses have been permitted on the site than has been allowed previously. Uses associated with rural innovation and equine activities are considered to be necessary as part of enhancing the park's status as a rural business park; very special circumstances may exist to justify additional development in the future. Some ancillary uses may also be considered reasonable as part of supporting the wider development of the site as a centre for rural excellence.
- 3.156 It is accepted that there may be a need to revisit the masterplan during the plan period. It is important that future development is carefully planned and guided in the context of the Park's sensitive location in the green belt, its position adjacent to two listed historic parks, and its relationship to the village of Stoneleigh. The land at Stoneleigh Park continues to fulfil an important function in maintaining the openness of the green belt. Any future updates to the masterplan will need to be assessed in terms of the proposed intensity of development and the mix of uses.
- 3.157 Some of the land proposed for development through the masterplan does not fall under the definition of previously developed land. This policy defines the boundary, in line with the planning permission, which reflects the area the Council believes is appropriate for redevelopment of the Park.
- 3.158 The need to safeguard land for HS2 (policy NE6) may also impact on the delivery of the masterplan. Amendments to the existing masterplan as a result of HS2 will be accepted providing they are within the approved parameters in terms of overall space and uses.

#### Other Major Sites in the Green Belt

- 3.159 Development at other major sites will be restricted to limited infilling and redevelopment of previously developed land and will be assessed in accordance with national planning policy.

# 4 Housing

## Overarching Policy

### H0 Housing

To ensure the district has the right amount, quality and mix of housing to meet future needs this Plan will:

- a) provide in full for the district's housing requirement;
- b) ensure new housing development is in locations which enable sustainable lifestyles, protect the aspects of the district that are most highly valued and which, where appropriate, support and regenerate existing communities; and
- c) ensure new housing delivers the quality and mix of homes needed in the district including affordable homes, a mix of homes to meet identified needs (including homes that are suitable for older and vulnerable people) and sites for gypsies and travellers.

### Explanatory Text

- 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 both the needs of the district as well as unmet need arising from outside the district, in a good quality environment, is fundamental to maintaining strong, healthy communities and a sustainable and growing economy.
- 4.2 This applies not only to the quantity of housing but also to ensuring that new housing is developed in the most appropriate locations and provides for the differing needs of people, including house sizes, house tenures and accommodation adapted for specific groups within the community.
- 4.3 Nationally the population is growing. Taking account of the need to accommodate growth from Coventry, locally it is expected to grow to around 170,000 by 2029 (from 137,736 at the time of the 2011 Census). To meet the housing needs of a growing and ageing population, this Plan must identify sites for a range of housing in suitable locations that can offer the necessary community facilities and good access to jobs, key services and infrastructure. The homes must also be of the right types, sizes and tenures to meet need and demand, and be located in safe, attractive and sustainable environments.
- 4.4 Warwick is a popular place in which to live and as a result house prices are amongst the highest in the West Midlands region. Many households are unable to afford decent housing without subsidies. This Plan must therefore include measures to help meet the needs of those who are unable to afford to rent or buy homes on the open market.
- 4.5 The Council recognises that allocating sites for new housing brings with it some difficult decisions. These include balancing the need for housing with the need to protect the district's most valuable assets and at the same time ensuring that both existing and new communities will be served by suitable infrastructure provision that enables communities to thrive. This section of the Local Plan therefore seeks to ensure that these competing issues are addressed effectively in promoting and deciding on housing proposals.

## New Housing

### H1 Directing New Housing

Housing development will be permitted in the following circumstances:

- a) Within the Urban Areas, as identified below and on the Policies Map;
- b) Within the allocated housing sites at Kings Hill Lane (H43) and Westwood Heath (H42) as shown on

the Policies Map;

- c) within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map;
- d) in the open countryside where:
  - i. the site is adjacent to the boundary of the urban area or a growth village, and
  - ii. there is an identified housing need to which the proposed development can contribute, and
  - 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
  - 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
  - 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.
- e) Elsewhere within the open countryside; where:
  - i. the development is for rural affordable housing, in accordance with Policy H3;
  - ii. the development is for a rural worker in accordance with Policy H12;
  - iii. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - iv. the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or
  - v. the design of the dwelling is of very exceptional quality or innovative nature

Housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/ or locality and respects surrounding buildings in terms of scale, height, form and massing.

#### Explanatory Text

- 4.6 The Development Strategy of this Plan (Policy DS4) directs most new housing development towards built-up areas. The built-up areas comprise the urban areas set out below, allocated sites on the southern edge of Coventry (sites H42 and H43) and growth villages. 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 in the table below:

<b>Table 2 - Urban Areas</b>
Royal Leamington Spa
Warwick
Kenilworth
Whitnash

- 4.7 The Development Strategy also recognises the value of directing some growth to those villages that have a reasonable range of services and facilities. The Settlement Hierarchy Report 2014 identifies Growth Villages as being the most suitable for housing growth according to a range of sustainability

indicators. New housing development in these villages will provide the opportunity for newly-forming households to stay in the area and for existing households to move house as their circumstances change. It will also provide for affordable housing and help to support existing services and facilities. The Limited Infill Villages are identified as having a lower level of services and facilities but limited infill development in these villages will help to deliver a wider choice of housing and help to support services in any nearby Growth Villages.

<b>Table 3 – Village Hierarchy</b>	
<b>Growth Villages</b>	<b>Limited Infill Villages</b>
Baginton	Ashow
Barford	Baddesley Clinton
Bishop’s Tachbrook	Beausale
Burton Green	Bubbenhall
Cubbington	Chessetts Wood
Hampton Magna	Eathorpe
Hatton Park	Hampton-on-the-Hill
Kingswood	Haseley Knob
Leek Wootton	Hatton Green
Radford Semele	Hatton Station
	Hill Wootton
	Lapworth
	Little Shrewley
	Lowsonford
	Norton Lindsey
	Offchurch
	Old Milverton
	Rowington
	Rowington Green
	Sherbourne
	Shrewley Common
	Stoneleigh
	Wasperton
	Weston-under-Wetherley

4.8 In the case of Limited Infill Villages lying within the green belt, the type and scale of development will be more restricted. In line with national green belt policy, appropriate development includes: -

- rural affordable housing;
- limited infill development;
- the re-use of buildings;
- the redevelopment or partial redevelopment of previously-developed land; and
- replacement dwellings.

4.9 Open countryside is defined as those areas lying outside built-up areas (see paragraph 4.6 above) and Limited Infill Villages (see paragraph 4.7 above). New housing development in the open

countryside will be permitted in accordance with clause d) and e). In considering proposals in accordance with d), the Council will grant permission:

- i. 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;
  - ii. where the proposal is for small-scale development. In considering the scale of development, the Council will take into account that suitable sites with a 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 impact 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;
  - iii. where proposals can demonstrate that they also accord with clauses d(i), d(iv), and d(v).
- 4.10 In all other cases residential developments 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 is proposed with a design intended to be of exceptional quality or innovative nature, the Council will only grant consent where the proposals would result in a truly outstanding outcome.
- 4.11 There is a limited supply of vacant, urban brownfield land in the district at any one time due to the fact that when sites become available, or vacant, they are relatively quickly redeveloped and re-used. However, windfall sites play an important role in the supply of housing in the district and these are expected to continue to come forward. Development on infill sites on greenfield land will only be permitted following a strict assessment against policies aimed at protecting the district's green and open spaces for recreation, biodiversity, or landscape quality.

## Inclusive and Mixed Communities

### H2 Affordable Housing

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.

The amount of affordable housing, the 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: -

- a) the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two;
- b) 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;
- c) the accommodation provided will be genuinely available to those households who have been identified as being in housing need;
- d) 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;

- e) the affordable housing will 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;;
- f) the affordable housing will be built within an agreed timescale; and
- g) the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need.

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.

### Explanatory Text

- 4.12 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. The Updated Assessment of Housing Need for Coventry and Warwickshire (2015) included an assessment of affordable housing need in each local authority area. In Warwick District, the need was assessed to be 280 new affordable homes each year during the Plan period. 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 needs to accommodate 374 affordable dwellings per annum, which equates to 40% of the Plan's overall average annual housing requirement of 932 dwellings per annum.
- 4.13 The seriousness of the affordability problem in the district is demonstrated by comparisons with other authorities in the Housing Market Area. The Joint SHMA 2013 shows that purchase prices for entry-level homes of all sizes (except three-bed homes) were highest, or equal highest, in Warwick District compared with all the other local authorities in the Housing Market Area. The study also shows that entry-level private rents were highest for all sizes of homes and that the income required to purchase or privately rent an entry-level home without subsidy was also the highest of all local authorities in the Housing Market Area. The study estimated that 46.1% of households in the district were unable to afford market housing without subsidy in 2013.
- 4.14 The Council proactively explores different ways of addressing the need for affordable housing through innovative arrangements with partner organisations, both to optimise the use of the existing stock and to maximise opportunities for new building. Furthermore, following recent housing finance reforms the Council, in its capacity as a major landlord, has a healthy business plan and is capable of building / acquiring new affordable housing. Nevertheless, the need for 374 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. This arrangement will also contribute towards the creation of sustainable, inclusive and mixed communities and a wide choice of housing on new development sites.
- 4.15 The objective of this policy is to provide a deliverable framework within which affordable housing can be secured from new development in the district in accordance with national planning policy and in response to identified local needs. It will help the district bridge the gap between the supply of affordable housing and the identified housing need. The policy is applicable to all developments of self-contained units of accommodation.
- 4.16 The target percentage provision of 40% and the site size thresholds are evidenced by the Affordable Housing Viability Assessment (2011) and the follow-up Addendum (2012).
- 4.17 For the operation of this policy, a number of matters need to be defined and these are set out below.



### Thresholds

- 4.18 The Council will have regard to the whole development site in applying the site size threshold, regardless of whether applicants seek to subdivide, fragment or phase proposals.

### Defining affordable housing

- 4.19 The definition of affordable housing that is applied in this policy will be the definition as set out in national planning policy.
- 4.20 This housing must also, by definition, be affordable and available to those in housing need. The rents of social rented homes are determined by the Target Rent Formula. The Council will make recommendations for each individual scheme on the rent levels of affordable rented homes and on the costs of shared equity homes, based on levels which are affordable to those on average household incomes without the need to rely on housing benefits. Housing will be allocated to households in housing need from the Council's "Home Choice" choice-based lettings system (or any successor system) for the first and any subsequent lets.
- 4.21 Where practicable, the Council will ensure that the homes remain affordable in perpetuity. This will not be possible for shared ownership homes or for some homes that are grant funded by the Homes and Communities Agency.
- 4.22 The Council will sanction the provision of supported housing in meeting some or all of the affordable housing requirement, provided that there is evidence of need and that satisfactory funding and management arrangements are in place.
- 4.23 The Council wants to ensure that new affordable homes are integrated on development sites, rather than concentrated in one area of the site. This will encourage inclusive and mixed communities. Further, the Council will seek to ensure that the homes are of equivalent standards to the market homes in terms of design quality, that they include systems for the provision of affordable and energy efficient heating, lighting and water and that the homes meet sufficient space standards for the numbers of occupiers.

### Delivering affordable homes

- 4.24 The Council will work with a range of affordable housing providers. 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. 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. This will ensure that 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.
- 4.25 The exact nature of these arrangements is reviewed from time to time.

### Commuted sums for affordable housing and off-site provision

- 4.26 In the majority of cases, the Council will require that affordable housing is provided on-site as an integral part of the development. This is because of the difficulty in identifying and acquiring sites for affordable housing and also because the integration of affordable and market homes leads to more mixed and balanced communities.
- 4.27 There may however be instances where the location, setting or characteristics of the development are not compatible with delivering the type of affordable housing required. In such cases the Council and the developer may jointly agree either or both of the following:
- a) an alternative site, to be provided by the developer, for the provision of affordable housing; and
  - / or

- b) a financial contribution that is broadly of equivalent value to the cost to the developer of providing the affordable homes on-site.

#### Further guidance

- 4.28 The Council takes very seriously the need to deliver more affordable housing across the district. It will monitor closely the delivery of affordable housing and will consider whether further refinements to this policy need to be considered to deliver affordable housing to meet local needs. It will be working closely with house builders, partner Registered Providers and the Homes and Communities Agency as it does so, and will review the adopted Supplementary Planning Document where this would help clarify policy and deliver affordable housing.

### **H3 Affordable Housing on Rural Exception Sites**

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:

- 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;
- b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and
- c) the following principles are established:
  - i. all of the housing provided will 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;
  - 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;

In locations outside of the green belt, the Council will consider the cross-subsidisation of the affordable homes with some market homes provided that:

- a) the number of market homes is the minimum necessary to deliver the affordable housing;
- b) the size and type of the market homes meet a local need as evidenced in a parish or village housing needs assessment; and
- c) a development appraisal is provided to the Council as supporting evidence.

#### Explanatory Text

- 4.29 It is widely recognised that there is a need within rural areas to provide affordable housing to meet local needs. This is important to sustain rural economies and allow those working in rural areas, or those with strong family links to rural communities, to live there.
- 4.30 National planning policy recognises this need and the difficulty in providing adequate and affordable land to meet it. It allows local authorities, within certain guidelines, to permit housing in rural areas in locations that would not normally be released for housing. Such sites are released as an exception to normal planning policy, and as such are known as “rural exception” sites.
- 4.31 The objective of this policy is to set out the circumstances under which the Council would permit the development of affordable housing to meet local needs in rural areas. In view of the objectives within this Plan to protect and enhance the natural environment, meet the housing needs of the whole community and support the diversification of the rural economy, it is important that an appropriate framework is in place to guide any decisions on rural exception sites.

- 4.32 An essential element of any justification for allowing housing under this policy is a clear demonstration of housing need. A proposal will be expected to be accompanied by an up-to-date local housing needs survey which identifies:
- the types, sizes and tenures of homes that are needed;
  - that the prospective occupiers identified in the housing needs assessment can demonstrate a strong local connection as evidenced by birth, long-term residence, employment or family connection (in cases where there is a need to live close to family for support); and
  - the community whose needs the housing will meet - this should normally be the parish or village within which the proposal is to be located, but may also include neighbouring parishes where relevant.
- 4.33 The effective span of a local housing needs assessment is normally five years. However, if there have been any changes within the parish, such as new housing developments, there may be a need to carry out a new survey. If a survey is nearing the end of its relevance, the Council may recommend that a new one is carried out to evidence a rural exception housing scheme.
- 4.34 For the purposes of this policy, a suitable location for rural affordable housing is defined as a settlement having at least one basic service such as a shop, school, place of worship, public house or community facility. Where a proposal is made under this policy in a location that does not have any of these basic facilities, a very strong justification will be required as to why affordable housing is appropriate.
- 4.35 Since rural exception housing is provided in locations that would not normally be released for development, it is important that the design of the scheme relates well to the settlement that it is within, or adjoins. A proposal will be defined as adjoining a settlement if it abuts one of the buildings that form part of the main settlement. This building should itself abut another building, or buildings, forming part of the settlement. Where a village has a defined village envelope, as identified on the Policies Map, the proposal should be either within, or abut, the village envelope. Proposals in the open countryside will not be acceptable.
- 4.36 This policy covers all rural parts of the district. These include areas outside of the urban areas, the Growth Villages and the Limited Infill Villages. Where a proposal is located within the green belt, however, particular controls need to apply. Whilst national planning policy recognises that rural housing granted under this policy may be appropriate in green belt locations, it is important that the proposal is consistent with the function of the green belt by not significantly undermining any of the objectives of green belt land set out in national planning policy.
- 4.37 The Council will seek to enter into a Section 106 planning agreement with the applicant to establish the principles of occupancy, tenure, housing type, availability in perpetuity and the involvement of a Registered Provider (of social housing) or a registered Charitable Trust.
- 4.38 A key purpose of the rural exception policy is to provide affordable housing in rural areas specifically to meet a need that is identified at a particular point in time. Clearly these needs, and opportunities to meet them, will change over time. For this reason, the Council will encourage developments to be brought forward quickly to meet the identified need.
- 4.39 Affordable housing development in rural areas may incur additional development costs, such as the cost of linking up with essential services, the need for high-quality materials to blend in with the setting, protecting farm access points, the provision of stock-proof fencing and providing ecological and archaeological surveys. For this reason, it can be difficult to ensure the viability of a proposal.
- 4.40 The Council recognises that each site is different; so some flexibility over the percentage of market housing that would be appropriate is required. 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 should be the minimum necessary and the majority of housing on the site will always be affordable.

## H4 Securing a Mix of Housing

The Council will require proposals for residential development to include a mix of market housing that contributes towards a balance of house types and sizes across the district, including the housing needs of different age groups, in accordance with the latest Strategic Housing Market Assessment.

In assessing the housing mix in residential schemes, the Council may take into account the following circumstances where it may not be appropriate to provide the full range of housing types and sizes in accordance with the latest Strategic Housing Market Assessment:

- a) physical constraints, such as those associated with small sites of less than five houses and conversion schemes, where opportunities for a range of different house types are limited (unless criterion e) applies);
- b) locational issues, such as highly accessible sites within or close to the town centre where larger homes and low / medium densities may not be appropriate;
- c) sites with severe development constraints where housing mix may impact on viability;
- d) sites where particular house types and / or building forms may be required in order to sustain or enhance the setting of a heritage asset; and
- e) developments in rural areas, where there is an up-to-date village or parish housing needs assessment that is a more appropriate indication of housing need.

### Explanatory Text

- 4.41 National planning policy requires local planning authorities to plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community, including the elderly and people with disabilities. Local planning authorities should identify the size, type, tenure and range of housing that is required in different locations.
- 4.42 The latest Strategic Housing Market Assessment is the document that provides a clear understanding of the housing needs of an area, including the need for all housing types and the needs of different groups in the community.
- 4.43 This policy is only concerned with the mix of general market housing. Policy H2 refers to the mix of housing in respect of the affordable element of housing development. Policy H5 deals with specialist housing for older people. This policy will aim to ensure that housing development sites deliver a range of (general) housing sizes and types that reflects the needs of the district over the plan period, taking into account the current housing stock and the following projected demographic changes:
  - higher proportions of flats / maisonettes and detached houses than elsewhere in the Coventry and Warwickshire Housing Market Area, the West Midlands and England; and
  - higher proportions of one-bed, two-bed and four+ bed homes than in the rest of the Housing Market Area;
  - a significantly higher proportion of privately rented homes than in the rest of the Housing Market Area, the West Midlands and England;
  - a projected increase of about 2,900 in the number of people with mobility problems over the plan period.
- 4.44 The Coventry and Warwickshire Joint Strategic Housing Market Assessment 2013 (Joint SHMA 2013) modelled demographic and household changes and the existing housing stock in order to gain an understanding of the future need for different house types until 2031. In Warwick District, the house sizes for which there was considered to be the greatest need was three-bed homes (40-45% of total new homes) followed by two-bed homes (30-35% of total new homes). In general the assessment concluded that providing smaller and medium-sized properties will help to meet local needs.

- 4.45 The Council considers it particularly important that the strategic sites provide the full range of housing to meet assessed need. This will provide greater opportunities for the whole community to live near their place of work in modern, energy efficient homes and to reduce out-commuting. Furthermore, modern new-build homes on sites with a range of community facilities are popular with first-time buyers and it is the aim of national planning policy to increase the opportunities for home ownership.
- 4.46 In negotiating with developers for a mix of housing that reflects the latest assessment, the Council accepts that not all sites will be able to accommodate the full range of housing types. The Council will therefore take into account the nature and location of the scheme and in particular whether there are any reasons why a mix of types cannot be delivered in practice, or whether in doing so there would be harm caused to the setting of a heritage asset. The Council does not necessarily support the need to replicate the size of homes in the vicinity of the site or the suggestion that it is necessary for large homes to be provided on sites on the edge of the built-up area in order to better blend into the countryside. These issues can be dealt with through sensitive design and layout.
- 4.47 The housing market in this district is traditionally buoyant in all sectors. Where developers are reluctant to include certain proportions of house types in residential schemes on the basis that market conditions indicate a lack of marketability, they will be required to provide robust evidence that the homes are not marketable.
- 4.48 In rural areas, developments will be expected to provide a mix of housing in accordance with a local village or parish housing needs assessment, where an up-to-date survey exists. If no such survey exists, the housing mix should reflect the district-wide assessment of need. If the scheme is able to meet all the needs identified in the village or parish assessment, the balance of homes should reflect the district-wide assessment of need.
- 4.49 The Council will produce guidance for applicants on housing need in terms of house types and sizes in the latest Strategic Housing Market Assessment.
- 4.50 The population aged over 65 in the district is expected to comprise 51% of the total population increase in the period. A model developed by the Institute of Public Care predicts that 15% of people aged 65+ will choose to move in later life. Since 72.5% of older person households in the district are owner-occupiers, many of these households will be looking for suitable homes to purchase.
- 4.51 Older people are more likely to have a longer-term health or mobility problem 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. It is therefore important that the mix of residential development provides for all age groups including older people.

## H5 Specialist Housing for Older People

Planning permission for specialist housing for older people will be granted where:

- a) the site is in close proximity to shops, amenities and public transport. This will not normally be within the open countryside or within the boundaries of Limited Infill Villages (as set out in Policy H1); and
- 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
- 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).

Explanatory Text

- 4.52 National planning policy requires local planning authorities to plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community, including older people and people with disabilities. Local planning authorities should identify the size, type, tenure and range of housing that is required in different locations.
- 4.53 The population aged over 75 is projected to increase by 65% over the plan period. In 2011, a total of 6,103 persons were aged 75+, living alone and with a life-limiting long term illness. This group provides a core of particularly vulnerable people for whom specialist housing with care may be appropriate.
- 4.54 The Council recognises the fact that there is likely to be an increase in demand for housing with care for this age group over the plan period. Traditionally, specialist accommodation for older people has consisted of sheltered accommodation, residential homes and nursing homes. A new model of specialist housing, extra care housing, provides for a more flexible form of care that allows for a greater degree of independence and a lower likelihood for the need for more intensive forms of support. The Coventry & Warwickshire Joint Strategic Housing Market Assessment 2013 (Joint SHMA 2013) and Warwickshire County Council's Adult Social Care Services estimate that the future need for specialist housing for older people can be met largely by extra care housing schemes.
- 4.55 Estimates of the need for extra care housing are likely to change over the plan period. The Joint SHMA 2013 includes data that suggests a need for 2,319 units (gross) over the plan period for Warwick District (e.g. excluding any proportion of Coventry's need). Of this, 25% would need to be provided as an affordable tenure. This level of need is estimated on the basis that no extra care housing existed at 2011. The net need, taking into account committed and completed extra care housing schemes between 2011 and 2014, was 1,800 units.
- 4.56 Extra care housing provides for people with varying levels of care needs. Some occupiers will require help with housekeeping only, whilst others will require a more personal level of care. These schemes will need to be located in areas with good access to local services and public transport to suit those with more independent lifestyles. The Council will encourage the provision of extra care housing schemes on the strategic sites, particularly where they are located close to community facilities.
- 4.57 In determining planning applications for all types of specialist housing for older people, the Council will give particular consideration to the provision for primary health care facilities and will consult with the appropriate health service provider. This is because older people account for a large proportion of GP appointments. There is therefore a clear need for adequate, accessible GP services in the locality.
- 4.58 The Council will consider how a proposed scheme contributes towards the identified need for accommodation for older people in the district. This will include consideration of the type and tenure of the accommodation in relation to past provision and future needs. The Council will monitor the provision of accommodation for older people and may refuse permission if the scheme does not meet projected needs. Warwick District Council is a popular location for different models of specialist housing for older people and whilst there is a clearly identified need for this type of housing, the supply of housing land is limited and care is required to ensure that a significant over-provision is not made at the expense of general housing.
- 4.59 In accordance with national planning guidance, housing provided for older people, including residential institutions in Use Class C2, are counted towards the housing requirement. The Council's approach follows that agreed by the local planning authorities in the Housing Market Area.

## **H6 Houses in Multiple Occupation and Student Accommodation**

Planning permission will only be granted for Houses in Multiple Occupation, including student accommodation, where:

- a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100m radius of the application site does not exceed 10% of total dwelling units;
- b) the application site is within 400m walking distance of a bus stop;



- c) the proposal does not result in a non-HMO dwelling being sandwiched between two HMO's;
- d) the proposal does not lead to a continuous frontage of three or more HMOs; and
- e) adequate provision is made for the storage of refuse containers whereby -
  - i. the containers are not visible from an area accessible by the general public, and
  - ii. the containers can be moved to the collection point along an external route only.

Exceptions to a) may be made where the application site is located:

- on the campus of the University of Warwick or Warwickshire College or;
- on a main thoroughfare in a mixed use area where the proposal would not lead to an increase in activity along nearby residential streets (for example, by way of pedestrian movements between the application site and the town centre or car parking)

Exceptions to e) may be made if alternative arrangements for the storage and movement of containers are agreed in writing by the Council's Contract Services section.

### Explanatory Text

- 4.60 National planning policy includes the aim to "... *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*". Further, planning should "... *enhance and improve the places in which people live their lives*". National planning policy also supports the need to make places better for people. This includes "... *safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion*".
- 4.61 The increase in the number of Houses in Multiple Occupation (HMO's) in Royal Leamington Spa has led to a fall in the standards of amenity experienced by residents in parts of the town where HMO's have concentrated. This is largely a result of:
- a relatively large proportion of young, single people with student lifestyles that conflict with the lifestyles of more settled residents; and
  - a relatively large proportion of privately rented accommodation, with short-term tenancies, which often leads to a lower standard of upkeep of property and the loss of a sense of belonging within the community.
- 4.62 About 81% of HMOs in the district consist of accommodation for students, most of whom attend the University of Warwick in Coventry. The areas around central and south Royal Leamington Spa have the greatest concentrations of HMOs. These areas are popular with students and young people because the town centre provides a good range of facilities for young people and a thriving evening economy. In addition, the housing stock lends itself well to the provision of shared houses and flats. However, one of the main problems for more settled residents living in these areas is the anti-social behaviour in the streets in the early hours of the morning. Other issues include noise from neighbouring properties, poor attendance to waste storage, increased burglaries, increased street parking, and poor property maintenance. The University and the Council work together to resolve these issues, but the Council is firmly of the view that restricting further concentrations of HMOs will help prevent a worsening of the situation.
- 4.63 In response to concerns by residents the Council agreed an Article 4 Direction in April 2012, the purpose of which was to remove permitted development rights (in Royal Leamington Spa only) for a change of use from a single dwelling to a small HMO (use class C4). The need for planning permission would enable the Council to control further concentrations of small HMOs.
- 4.64 The purpose of this policy is to prevent unacceptable adverse impacts on amenity (as set out in the paragraphs above) and to control the location of new HMOs and student accommodation in order to prevent these uses from either exacerbating existing or creating new concentrations. Additional HMOs



and student accommodation can impact on local amenity where they lead to concentrations at either the neighbourhood level or in very localised situations. The policy aims to prevent concentrations at both levels by ensuring that within 100m radius of the proposal not more than 10% of dwellings are HMOs and student accommodation and also, at a more localised level, by preventing the “sandwiching” of a non-HMO between two HMOs or a continuous frontage of three or more HMOs. It is not the intention of the policy to restrict further growth in HMOs. The Council recognises the importance of HMOs and the private rented sector generally in the housing stock but seeks to ensure that the amenity of more settled residents is not compromised. The policy also aims to ensure that there is satisfactory provision for the storage of waste, since a house occupied as an HMO generates more waste than a family or couple. In addition, the policy also aims to ensure that new HMOs and student accommodation are within reasonable walking distance of a bus stop because access to public transport is essential for most University of Warwick students due to the restrictive parking arrangements on campus.

- 4.65 The policy provides for the application of the 100m radius test to allow HMOs or student accommodation in locations that would not impact on existing residential areas. Since one of the main problems is anti-social behaviour and noise on routes home from the town centre, these criteria are intended to allow HMOs in locations where residential areas would not be affected. Main thoroughfares will normally be defined as A and B roads and mixed use areas are defined as those with a predominance of non-residential uses. In applying exception (ii), even where a proposal is on a main thoroughfare account should be taken of the potential for disturbance along nearby residential streets where, for example, significant pedestrian movements may arise between the application site and the town centre.
- 4.66 The Council supports the provision of student accommodation on the University campus that falls within Warwick District. The number of full-time University students increased by 29% in the five years up to 2011-12. A large proportion of this increase has been in international students, who are more likely to prefer purpose-built accommodation. Since the Masterplan for the University was approved in 2009 a substantial amount of building work has taken place across the University, including in the area that falls within Warwick District. This includes 800 additional student bedspaces as well as permissions to replace older stock. The Local Plan allows for further expansion of the University within Warwick District and this is likely to include further accommodation for students.

## H7 Meeting the Accommodation Needs of Gypsies and Travellers

The Council will produce a Development Plan Document (DPD) that will allocate sufficient land on sustainable sites to meet the permanent accommodation needs of its Gypsy and Traveller community, satisfying an identified need for 31 pitches over the plan period (25 of which should be within the first five years). Monitoring of such sites will inform future requirements.

The Council will support Warwickshire County Council in its proposal to provide one stopping place in the north of the County and one in the south, to meet the transit needs of the whole of Warwickshire. However the DPD will ensure that the district’s transit need of six – eight 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.

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.

### Explanatory Text

- 4.67 The Gypsy & Traveller Accommodation Assessment (GTAA), (November 2013) defined this Council’s permanent need as 31 pitches over a 15-year period. To help address the present and historic under-

provision, 25 of those pitches must be found within the first five years, with the remainder being found over the plan period.

- 4.68 In addition, the GTAA found a need for six to eight 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 to help serve the transit need. However, as these are likely to be too few to serve the whole of the County's need, the Council will allocate land for a transit site to meet its own need. The Council is also looking to provide permanent sites, i.e. 31 pitches over the plan period; 25 in the first five years. These pitches will be accommodated across a number of sites.
- 4.69 Government advice suggests that a site size of between five and 15 pitches is the most appropriate in order to ensure the successful management of the site. The Council will need to allocate sites at the upper end of this limit to reflect the lack of suitable, sustainable and deliverable land.
- 4.70 The Council has already made considerable progress towards the production of the Development Plan Document and this will be submitted to the Secretary of State after the adoption of the Local Plan.

### H8 New Gypsy and Traveller Sites

Applications for new Gypsy and Traveller sites will be approved provided that:

- a) the site is within reasonable distance of schools, GP surgeries, dentists, hospitals, emergency services, shops and community facilities;
- b) the site would not result in permanent and transitory pitches being co-located;
- c) the site has good access to the major road network;
- d) the site is of a suitable size to accommodate up to 15 pitches;
- e) it can be demonstrated that infrastructure requirements can be adequately met; and
- f) there is potential for the site to be adequately screened.

#### Explanatory Text

- 4.71 The criteria in Policy H8 will be used together with the other relevant policies of this plan to assess suitability and deliverability when planning applications are decided. It is recognised however that there are unlikely to be sites which would meet every one of these criteria. A 'best fit' approach will therefore be adopted.

### H9 Compulsory Purchase of Land for Gypsy and Traveller Sites

The Council will consider using compulsory purchase powers to acquire sites for Gypsies and Travellers if an insufficient number of sites come forward with the support of the landowners.

This will only be considered as a last resort if all efforts have failed to deliver the planned requirement

#### Explanatory Text

- 4.72 The Council originally examined its own landholdings to identify any potentially acceptable sites that would provide the opportunity to deliver a number of pitches quickly and overcome the historic backlog. This search proved fruitless since the Council is not a major landowner and the majority of land remaining within the ownership of the Council comprises small pockets of protected urban green spaces and parks fully utilised by local communities.
- 4.73 Working in collaboration, Warwickshire County Council has also searched its land holdings for any land that it holds in Warwick District and which could be suitable

- 4.74 There is considerable reticence on the part of private landowners to release land for gypsy and traveller sites. The Council takes its responsibilities toward all its communities seriously and it is therefore the intention of the Council to consider using compulsory purchase powers to acquire sites if suitable sites are identified but the landowners will not agree to release the land.

## Rural Housing

### H10 Bringing forward Allocated Sites in the Growth Villages

Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where 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.

#### Explanatory Text

- 4.75 This Plan's focus for housing growth in the rural area is within the district's most sustainable villages, or Growth Villages. These Growth Villages are identified in the Council's Settlement Hierarchy Report (2014) as those settlements with the highest overall settlement scores, taking into consideration the availability of local services and facilities as well as accessibility to larger locations.
- 4.76 It will also help to focus development activity on the regeneration of brownfield sites and the strategic growth allocations in the Local Plan.
- 4.77 The design, layout and scale of development in growth villages are important factors for the local community. Developments proposed on sites allocated within growth villages, or other development likely to have a significant impact on its host settlement, are encouraged to take a collaborative approach involving the District and Parish Councils, Neighbourhood Plan Teams (where these have been established) and local residents and other stakeholders.

### H11 Limited Village Infill Housing Development in the Green Belt

Limited village infill housing development in the green belt will be permitted where the site is located within a Limited Infill Village (as shown on the Policies Map) and the following criteria are satisfied:

- a) the development is for no more than two dwellings;
- b) the development comprises the infilling of a small gap fronting the public highway between an otherwise largely uninterrupted built up frontage, which is visible as part of the street scene; and
- c) the site does not form an important part of the integrity of the village, the loss of which would have a harmful impact upon the local character and distinctiveness of the area.

#### Explanatory Text

- 4.78 National planning policy recognises limited infilling in villages as appropriate development in the Green Belt. The purpose of this policy is to clarify what the Council considers to be "limited infilling" in the context of the district's green belt.
- 4.79 A number of smaller villages in Warwick District are "washed over" by green belt. These villages are, in many cases, quite open in character with limited facilities such as a church and a public house. They play an important part in the overall structure and purpose of the green belt, particularly with regard to openness.
- 4.80 The Council's approach to limited infilling is to allow very small developments within settlement boundaries where sites are appropriately located along street frontages and where the development does not have a harmful impact on the integrity and character of the village.

## H12 Housing for Rural Workers

Permanent housing for rural workers in the open countryside will be permitted where applicants can demonstrate that there is an essential need to live permanently at or near their place of work.

In assessing this need, the Council will take into account whether:

- a) there is a clear functional need for the person to be readily available on the site at most times;
- b) the worker is fully or primarily employed on the site to which the proposal relates;
- c) the business is financially sound and has a clear prospect of remaining so;
- d) the dwelling sought is of an appropriate size commensurate with the established functional requirement; and
- e) the need cannot be met by an existing dwelling on the unit, or by other existing accommodation in the area.

Where there is insufficient evidence of the financial soundness of a business, for example in the case of a new rural enterprise, temporary permission may be granted for a period of three years provided that criteria a), b), d) and e) in this policy are met.

### Explanatory Text

- 4.81 The purpose of this policy is to set out the circumstances whereby a new home can be built in the open countryside to meet the essential need for a rural worker to live on, or close to, the business unit where they are employed. The open countryside is defined as areas other than the Urban Areas, the Growth Villages and the Limited Infill Villages.
- 4.82 Providing suitable homes for rural workers is one of the few circumstances where isolated housing in the countryside may be acceptable. In view of the exceptional circumstances whereby housing is permitted, it is important that proper controls are placed upon, firstly, the essential need for the dwelling, and secondly, the financial viability of the enterprise. The objective of this policy is to provide the framework within which such proposals will be considered.
- 4.83 For the purposes of this policy, rural workers are defined as workers engaged full-time in farming, forestry or any other rural-based enterprise. The essential need for the dwelling can be determined if it is essential for the proper running of the enterprise for one or more workers to be readily available at most times, both during the day and at night. The financial viability can be established if the unit has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so. The Council may wish to see financial information to support any such claim as part of an application.
- 4.84 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.
- 4.85 Where a dwelling is granted under this policy, an appropriate condition (or legal agreement) restricting occupancy will be required to ensure that the dwelling remains for the purpose for which it was built and that a functional relationship exists between the unit and the enterprise with which it is associated. The granting of any worker's dwelling primarily on the grounds of providing security will not be permitted.
- 4.86 The above principles will be applied particularly carefully in relation to small, intensive enterprises, such as horticultural or equestrian activities, since these can change relatively easily to other uses that may not require a worker's dwelling on site.

### H13 Replacement Dwellings in the Open Countryside

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.

#### Explanatory Text

- 4.87 For the purposes of this policy, the open countryside is defined as areas other than the Urban Areas, the Growth Villages and the Limited Infill Villages.
- 4.88 The purpose of this policy is to ensure that replacement dwellings do not have an adverse impact on the surrounding open countryside and are of an appropriate design and scale for their location. The policy applies with equal measure within and outside of land designated as green belt.
- 4.89 Where a replacement dwelling is sought, the applicant will be required to demonstrate the reason for replacement with qualified evidence as necessary. Where the principle of replacing the existing dwelling is accepted, proposals will be assessed against the criteria listed within this policy, together with those in Policies BE1 (Layout and Design) and BE3 (Amenity). Particular regard will be had to retaining and enhancing the appearance and character of the rural area. In terms of scale, architectural form and materials, any replacement dwelling must not be more dominant than the existing dwelling within the landscape.
- 4.90 It should be noted that in certain circumstances the Council will remove permitted development rights for further ancillary residential accommodation

### H14 Extensions to Dwellings in the Open Countryside

Extensions to dwellings in the open countryside will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings), which:-

- a) do not respect the character of the original dwelling by retaining its visual dominance;
- b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or
- c) substantially alter the scale, design and character of the original dwelling.

#### Explanatory Text

- 4.91 For the purposes of this policy, the open countryside is defined as areas other than the Urban Areas, the Growth Villages and the Limited Infill Villages.
- 4.92 The purpose of this policy is to ensure that extensions to dwellings do not have an adverse impact on the surrounding open countryside and are of an appropriate design and scale for their location. The policy applies with equal measure within and outside areas designated as Green Belt.
- 4.93 The Council will assess all such proposals against the criteria listed within the policy, with particular regard to respecting the character of the original dwelling and retaining the openness of the rural area. Proposals that substantially alter the original dwelling will not be permitted. The original dwelling is defined as the dwelling granted permission if built since 1948. If the property was built prior to 1948, when modern planning legislation was first introduced, then it will be defined as the building that stood at 1<sup>st</sup> July 1948.
- 4.94 It is not possible to define what is considered to be a disproportionate addition as this will be dependent upon various factors including:-
- the scale, design and character of the dwelling and any extensions,
  - the location of the property and its visual impact on the wider area, and
  - the design and character of the extension proposed.

- 4.95 The Council will consider each case on its merits, although as a guide additions (taking into account any previous extensions) that represent an increase of more than 40% to the gross floor space of the original dwelling (or 30% for dwellings within the green belt), excluding any detached buildings, are likely to be considered disproportionate.
- 4.96 In the case of barn conversions in the open countryside, the Council is extremely unlikely to grant approval for any extensions. Such conversions are only usually permitted where they can be undertaken with minimum disruption to the integrity of the original building. Any extension, however sensitively implemented, would harm this integrity.

### H15 Custom and Self-build Housing Provision

Proposals for custom and self-build housing in the district are encouraged and will be approved in suitable, sustainable locations:

- a) sites to the south of Coventry
- b) other major strategic housing sites
- c) brownfield sites in built-up areas,
- d) growth villages
- e) appropriate locations within infill villages

subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including green belt, historic and environmental designations.

Neighbourhood plans are encouraged to identify sites for self / custom build. The neighbourhood plan may also establish a locally derived design code.

The Council will produce an SPD to assist in the delivery of self / custom build dwellings.

#### Explanatory Text

- 4.97 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 development. It has set up a register of people interested in building their own homes.
- 4.98 Information from the current register indicates that most people are looking for individual plots for detached houses or bungalows with three to four bedrooms.
- 4.99 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: -
- closer to family / personal links to area
  - ability to stipulate higher build quality and specification
  - higher environmental performance / lower running costs
  - eco-friendly design and materials
  - sense of community
  - individual / bespoke home to meet personal needs
  - ability to specify locations
- 4.100 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.

- 4.101 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.
- 4.102 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.
- 4.103 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.



# 5 Sustainable Communities

## Overarching Policy

### SC0 Sustainable Communities

New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should:

- a) deliver high-quality layout and design to integrate with existing communities;
- b) be brought forward in a comprehensive way and where development sites are adjacent, layout, design and infrastructure provision should be carefully co-ordinated;
- c) ensure good quality infrastructure and services are provided and where this cannot be provided on site, provision should be made through contributions to off-site provision;
- d) ensure access and circulation are inclusive and provide for a choice of transport modes, including public transport, cycling and walking;
- e) take account of community safety, including measures to prevent crime and road accidents;
- f) provide good access to community facilities including meeting places, local shops, transport services, health facilities and open space;
- g) minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate;
- h) ensure proposals are adaptable to climate change;
- i) have a focus on healthy lifestyles, including measures to encourage walking and cycling, to provide access to open space, play areas, playing fields and sports facilities and to encourage healthy diets;
- j) protect and where possible enhance the natural environment including important landscapes, natural features and areas of biodiversity;
- k) protect and where possible enhance the historic environment and particularly designated heritage assets such as listed buildings, registered parks and gardens and conservation areas; and
- l) manage flood risk to ensure that proposals do not unduly increase the risk of flooding

### Explanatory Text

- 5.1 New development should enable sustainable and cohesive communities to form by ensuring a high quality environment, good infrastructure and facilities, a layout which encourage safe, healthy and sustainable lifestyles and which minimises the use of scarce natural resources. New development should also protect and enhance the features that make Warwick District a great place to live, work and visit, whether these are important landscapes, areas of ecological importance or highly valued built and historic environments.
- 5.2 Proposals should therefore comply with the principles set out in this overarching policy and in the more detailed policies that follow in this part of the Local Plan. In this way the Council is aiming to meet the development needs of the district at the same time as ensuring the district has environmental and community facilities that people are proud of and that enable new development to deliver sustainable communities.

## Built Environment

- 5.3 New development should provide homes, employment and other activities for the long term. As such design is vital in providing and protecting an enduring built environment which people are proud of. High quality design and attractive environments can encourage investment and economic development in an area, support social inclusion and help to create civic pride and community cohesion. Good design is therefore a key element in achieving sustainable development and in achieving the objectives of this Plan.
- 5.4 The quality of the built environment in Warwick District is high. This area is a very popular place to live and attracts people from other areas and regions, as evidenced by higher than average house prices. It is the objective of this Plan to ensure that new development is designed to maintain and improve the district's many qualities and respects the integrity of existing settlements, including seeking to improve those parts of the district in need of economic, social and environmental regeneration.
- 5.5 By 2029, the Council wants the district to be known as a place for 'Sustainable Garden Towns, Suburbs and Villages', with the appropriate infrastructure and design guidance in place to support this principle. The Garden Suburbs and Villages study / prospectus shows how these principles could apply to the existing towns, parts of which already demonstrate the advantages of tree-lined streets, appropriate housing density, suitable vehicle parking facilities and plot sizes. The objective of this approach is to ensure good quality design provides inclusive, lively and attractive places that people feel safe in and where they want to live, work and visit.

### BE1 Layout and design

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:

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
- b) relate well to local topography and landscape features (see policy NE4);
- c) reinforce or enhance the established urban character of streets, squares and other spaces;
- d) reflect, respect and reinforce local architectural and historical distinctiveness;
- e) enhance and incorporate important existing features into the development;
- f) respect surrounding buildings in terms of scale, height, form and massing;
- g) adopt appropriate materials and details;
- h) integrate with existing paths, streets, circulation networks and patterns of activity;
- i) incorporate design and layout to reduce crime and fear of crime (see policy HS7);
- j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport (see policy TR1);
- k) provide adequate public and private open space for the development in terms of both quantity and quality (see policy HS4);
- l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;
- m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well-related to each other and provide a safe and attractive environment;
- n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;
- p) ensures that layout and design addresses the need for development to be resilient to climate change

- (see policy CC1); and
- q) ensure that there is an appropriate easement between all waterbodies / watercourses to allow access and maintenance

Development proposals that have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.

#### Explanatory Text

- 5.6 The appearance of development and its relationship with its surrounding built and natural environment can have a significant effect on the character of an area. This is as relevant in more modern development as it is in historic conservation areas. Securing new development that can contribute positively to the character of the environment in the district is therefore of primary importance. This can be achieved through careful consideration of design and layout with regard to the context of the site and the townscape and landscape of the surrounding area.
- 5.7 The National Planning Policy Framework continues to give great importance to design policies in local plans (paragraphs 56 to 61) and to the consideration of design matters in determining planning applications. It *“attaches great importance to the design of the built environment”* and states that *“good design is a key aspect of sustainable development”*, in that it contributes positively to making places better for people. If developments do not deliver good design, they cannot be considered to be sustainable development.
- 5.8 The objective of this policy is to achieve good layout and design for all new development.
- 5.9 The Council is keen to encourage development solutions that will embrace sustainable planning objectives in order to bring forward positive impacts on the environment. When addressing layout and design matters, it is therefore important for applicants to pay particular attention to the requirements of other policies, notably those relating to :
- Protection and enhancement of the historic environment
  - Promotion and delivery of inclusive communities
  - Protection and enhancement of the natural environment and biodiversity
  - Provision of secure, safe and accessible places (including for instance Secure by Design)
  - Adaptation for climate change
  - Reduction in carbon emissions
  - Encouragement of sustainable waste management
  - Provision of parking
  - Mix of housing
- 5.10 Applicants will be expected to demonstrate that their development achieves good layout and design and complies with this policy and any relevant supplementary planning guidance. As a minimum, this should consist of a short written statement setting out the design principles alongside illustrative material. The Council will review its Residential Design Guide to provide updated guidance consistent with the National Planning Policy Framework, this policy and the Garden Towns, Suburbs and Villages Prospectus. In the meantime, the short written statement will be expected to demonstrate how proposals address the principles set out in the Garden Towns, Suburbs and Villages Prospectus and the advice provided in Building for Life 12 or any subsequent updated advice.
- 5.11 When considering proposals that 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:

- identify key features of local distinctiveness and contextual features;
  - demonstrate how the proposal responds positively to these features;
  - identify design principles for the development proposed taking account of the Garden Towns, Suburbs and Villages Prospectus or any subsequent design guidance produced by the Council; and
  - demonstrate that all of the design criteria in the policy have been considered and addressed where appropriate.
- 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), this should be explained within the Design Statement. Poor layout and design that does not comply with this policy or any supplementary planning guidance adopted by the Council will be refused.
- 5.13 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.

## BE2 Developing Significant Housing Sites

Development sites of over 200 dwellings, sites that (in combination with other sites) form part of a wider development area that exceeds 200 dwellings or other developments that have a significant impact on the character and appearance of an area will be expected to comply with a development brief.

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.

Development briefs will be prepared for all these sites, setting out requirements for:

- a) infrastructure (ensuring alignment with the Infrastructure Delivery Plan);
- b) layout proposals, including where appropriate linkages and alignment with adjoining sites;
- c) densities (which should not be lower than 30 dwellings per hectare on average);
- d) design principles, taking account of the Garden Towns, Villages and Suburbs Prospectus (or any subsequent design guidance adopted by the Council) and Buildings for Life 12;
- e) design for healthy lifestyles including provision for cycling, walking, playing pitches, parks and open spaces and other green infrastructure;
- f) landscaping;
- g) site access and circulation;
- h) managing and mitigating traffic generation (see policy TR2);
- i) the requirements set out in Policy BE1;
- 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; and
- k) protection and enhancement of the historic environment

Development briefs will be approved by the Local Planning Authority.

### Explanatory Text

- 5.14 The Council is committed to preparing specific guidance in the form of development briefs to inform the development of strategic residential development sites. It is important that a fully integrated approach is taken to the development of significant sites, and that this should be informed by a thorough analysis of the site and its surroundings. When considering proposals that 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, covering all the points that would otherwise be included within a development brief. 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:
- identify key features of local distinctiveness and contextual features;
  - demonstrate how the proposal responds positively to these features;
  - identify design principles for the development proposed taking account of the Garden Towns, Suburbs and Villages Prospectus, and;
  - demonstrate that all of the design criteria in the policy have been considered and addressed where appropriate.
- 5.15 This policy applies to both outline and detailed applications, although for outline applications, applicants may identify aspects of the policy that will be dealt with at the detailed stage. Applicants unsure of whether they may or may not need to prepare a layout and design statement are advised to contact the Council at an early stage in the development process.
- 5.16 The National Planning Policy Framework (NPPF) encourages the use of design codes to deliver high quality outcomes, but acknowledges that these should avoid being over-prescriptive. It goes on to say that good design should encompass connections and the *“integration of new development into the natural, built and historic environment”*.
- 5.17 National policy suggests that extensions to existing villages and towns could follow the principles of Garden Cities. This is consistent with the Council’s ambitions of delivering high quality design and being known as a place of “Sustainable Garden Towns, Villages and Suburbs”. The Council has therefore produced a prospectus for Garden Towns, Villages and Suburbs (May 2012). This is non-prescriptive, but sets out some principles for the layout and design of new developments. The Council will review its Residential Design Guide to reflect this Prospectus. Once this review is complete, development briefs and layout and design statements will be expected to conform to this. In the meantime development briefs for strategic sites will be prepared to take account of and amplify the Garden Towns, Village and Suburbs Prospectus and Buildings for Life 12. Layout and design statements produced in support of planning applications will also be expected to take account of and amplify the Garden Towns, Village and Suburbs Prospectus and Buildings for Life 12.
- 5.18 Layout and design statements should also conform to all other policies in the Local Plan.
- 5.19 Bringing forward new development at the right density is important. This is about striking a balance between delivering high quality design in line with the Garden Towns, Villages and Suburbs principles while at the same time reducing the amount of greenfield land required for development. This policy therefore requires that new development on greenfield sites should be provided at a density of at least 30 dwellings per hectare. No upper limit has been set, although new development will be expected to harmonise with or enhance the surrounding area in line with policy BE1. Where development sites are located in or close to town centres or public transport interchanges, densities are expected to be significantly higher than the minimum.

### BE3 Amenity

Development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and /or does not provide acceptable standards of amenity for future users and occupiers of the development.

### Explanatory Text

- 5.20 The phrase 'amenity' is defined as the extent to which people are able to enjoy public places and their own dwellings without undue disturbance or intrusion from nearby uses. Examples of disturbance and intrusion include:
- loss of privacy;
  - loss of sun / daylight;
  - visual intrusion;
  - noise disturbance;
  - light pollution.
- This policy is applicable to all development proposals, including extensions and changes of use.
- 5.21 The relationship of proposed development to surrounding uses and buildings is an important consideration in determining planning applications, particularly within residential areas. It is important that appropriate levels of amenity are provided and maintained for people and this is accepted as a fundamental principle of good planning.
- 5.22 Securing new development that has no impact on residential amenity may compromise other policies, such as achieving good design or making the best use of land. It will be important therefore to assess and weigh impacts on amenity against other objectives within this Plan. In considering development proposals, any appropriate mitigation measures that can be put in place will be taken into account in assessing the overall impact of the development on amenity.

### BE4 Converting Rural Buildings

Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:

- a) the building is of permanent and substantial construction;
- b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation;
- c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building;
- d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and;
- e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.

### Explanatory Text

- 5.23 The purpose of this policy is to provide a framework to ensure that conversions of rural buildings are carried out in an appropriate manner.
- 5.24 Rural buildings are an important element of the local character of the rural area in Warwick District. The Council is keen to support measures that bring vacant or redundant rural buildings back into productive use subject to the nature, scale, form and location of the building and the proposed use. The policy seeks to ensure that the conversion retains the original qualities and features of the building without extensive rebuilding and alteration.
- 5.25 Where proposals include extending rural buildings as part of their conversion, these will not be approved unless it can be demonstrated that the extension is essential for the retention of the building. Other policies in this Plan deal with the appropriateness of different uses to which the building may be put.
- 5.26 A significant number of rural buildings are listed as being of special architectural or historical interest. Any works required to these buildings must preserve the original structure, features, character and



special qualities of the building both internally and externally and retain the setting of the building in the landscape.

### **BE5 Broadband Infrastructure**

Residential and employment developments will be encouraged 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.

#### **Explanatory Text**

- 5.27 Advanced, high-quality communications infrastructure is a prerequisite for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. Delivery of broadband can affect business competitiveness and economic productivity and can lead to rural areas being disadvantaged in terms of community integration, economic vibrancy, farm diversification and home working.
- 5.28 The purpose of this policy is to encourage new sustainable developments to provide for the installation of fibre optic cabling, to allow the implementation of superfast broadband. The policy seeks to ensure 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, provision is made for local infrastructure of ducting and cabinets to enable connection when the strategic connections are put in place.

### **BE6 Electronic Communications (Telecommunications and Broadband)**

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:

- a) the needs of telecommunications operators,
- b) any technical constraints on location of telecommunications apparatus,
- c) the potential for sharing sites,
- d) the impact of development on amenity, its surroundings, the sensitivity of the environment and the design and external appearance of telecommunications apparatus.

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.

Development in or adjacent to sensitive locations or environmental assets should not significantly harm the location or asset unless:

- i. there is no other technically suitable location that both meets operational requirements and causes less environmental harm;
- ii. the benefits of the proposals demonstrably outweigh the level of harm resulting from the development.

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.



### Explanatory text

- 5.29 National policy requires that local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. Such infrastructure 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.
- 5.30 It is recognised that telecommunications infrastructure (e.g. 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 for applicants to 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; where there are no alternatives, applicants are required to demonstrate that the benefits of the proposal outweigh the harm caused.

## Transport

- 5.31 Transport is an essential part of everyday life. An effective transport network enables people to access work, services, leisure and other facilities in an efficient and safe way. The transport network should be inclusive by providing choice. Transport is an important element in the local economy, enabling people to access jobs and services and enabling businesses to move goods efficiently.
- 5.32 However, there are significant issues associated with transport that this Plan needs to address. These include safety, air quality, impact on climate change, congestion and the impact that transport infrastructure can have on the historic environment and community cohesion. These impacts need to be managed carefully through this Plan so that the provision of an efficient and effective transport network is not achieved at the expense of health, the environment and community well-being.
- 5.33 Locating development to minimise the need to travel (see objective 4) and sustainable modes of transport, such as walking, cycling and public transport (see objective 12) will need to play an important role in striking a balance, although use of cars will also continue to be of great importance.
- 5.34 The transport objectives and policies of this Plan need to be consistent with the Local Transport Plan. This focuses on a number of high priority preferred options, including:
- Improvements to buses and rail developments
  - Improvements to major congestion hotspots
  - Cycle parking and cycle and pedestrian routes to key destinations
  - Better integration of transport and land use planning to reduce the need to travel
  - Improved public transport information
  - Improved pedestrian crossing facilities
  - School travel plans

### TR1 Access and Choice

Development will only be permitted that provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, emergency vehicles, delivery vehicles, refuse vehicles and other users of motor vehicles, as appropriate.

Development proposals will be expected to demonstrate that they:

- a) are not detrimental to highway safety;
- b) are designed to provide suitable access and circulation for a range of transport modes including

pedestrians, cyclists, emergency services and public transport services;

- c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development;
- d) where practical, 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;
- e) have taken account of the needs of people with disabilities by all modes of transport.

#### Explanatory Text

- 5.35 Safe and suitable access is vital to delivering high quality development. All development proposals will need to show that safe and convenient access can be achieved for all modes of transport as appropriate.
- 5.36 The planning and design of new developments needs to provide for attractive, convenient and safe access routes including footpaths, cycleways and roads. Included in this is the need to integrate convenient access to public transport services into new development, as well as suitable infrastructure at interchange points to allow all users to access public transport vehicles.
- 5.37 In accordance with the National Planning Policy Framework, developments should protect and exploit opportunities for sustainable modes of transport. This includes ensuring designs and layouts provide for pedestrians, cyclists and public transport users. It is important that proposals address potential conflicts between different modes of transport intelligently, at the same time as integrating transport modes to provide convenient, land-efficient and attractive routes. This will involve balancing safety, convenience and attractiveness whilst addressing potential conflict.
- 5.38 The safety, convenience and attractiveness of access for public transport users, pedestrians and cyclists are also important factors in influencing the mode of travel people will use. By giving priority to these forms of transport, new developments will discourage unnecessary car use.
- 5.39 For cyclists, layouts should ensure low traffic speeds and on-carriageway cycle provision, where the balance of factors suggests this is desirable. Otherwise, convenient, well-designed cycle paths should be provided.
- 5.40 The provision of access for pedestrians will be required on all development that generates traffic. The provision of access for public transport and delivery vehicles will only apply to developments where the scale, nature and location warrant such provision; applicants unsure whether they need to make such provision are advised to contact the Council at an early stage in the development process. Applicants should also demonstrate how pedestrians, cyclists and public transport users access the site, taking into account safety, convenience and attractiveness.
- 5.41 An important objective of this policy is to ensure that the design and layout of development helps to promote social inclusion and caters for all people, including those who do not have access to a car. In particular it is important that the needs of people with disabilities are considered in designing for all modes of transport. People with disabilities often have specific requirements in terms of design and layout that are relatively simple to deliver, but which can make a significant difference to people's lives. The Manual for Streets (and subsequent updated national guidance) provides guidance on how to address the needs of people with disabilities.
- 5.42 Increasingly, home delivery vehicles are used to support online shopping. It is important that development is designed with the needs of home delivery vehicles in mind, to ensure that such vehicles can access the development and can deliver goods and supplies without compromising the safety and access of pedestrians, cyclists and other road users.
- 5.43 The National Planning Policy Framework states that, where practical, development should be designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles. This is consistent with the aim of reducing the impacts of development on air quality. The Office for Low Emission Vehicles (a cross-government body) has prepared a Strategy for Low Emission Vehicles in the UK. This emphasises the Government's commitment to emerging low-emission technologies,

particularly recharging infrastructure for electric vehicles and hydrogen fuel cells. Part of this strategy seeks to ensure investment in refuelling infrastructure is made so that this is not a barrier to the development of such technologies. The policy seeks 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 where practical. Unless it can be demonstrated that it would undermine the viability of developments, recharging points should be provided in line with the Low Emission Strategy Guidance for Developers (April 2014) or subsequent revisions of this. For 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.

- 5.44 All highways infrastructure will be required to comply with national guidance and standards set out in Manual for Streets, Manual for Streets 2 - Wider Application of the Principles, the Design Manual for Roads and Bridges and any subsequent updates to these documents. These provide guidance to applicants on assessing the overall transport requirements for new developments, the types of transport improvements likely to be justified, the layout and design of new accesses and the procedures and agreements that will be used.
- 5.45 It is acknowledged that in some locations the most appropriate highway access may not accord with other policy objectives, such as achieving good layout and design. The Council will expect applicants to demonstrate how they have sought to balance these competing objectives and where they have made clear choices between policies.

## TR2 Traffic Generation

All large-scale developments (both residential and non-residential) that result in the generation of significant traffic movements should be supported by a Transport Assessment, and where necessary a Travel Plan, to demonstrate the practical and effective measures to be taken to avoid the adverse impacts of traffic.

Any development that results in significant negative impacts on the health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.

Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported by an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.

A Transport Statement may be required for development that has relatively small transport implications in line with the Guidance on Transport Assessments.

All measures required in the policy should take full account of the cumulative impact of all development proposed in this Plan (and any other known developments) on traffic generation and air quality.

### Explanatory Text

- 5.46 Road traffic can have a significant negative impact on the environment, in particular through its effects on air quality, noise, vibration and climate change. It is also linked to health problems. Unchecked road traffic growth can lead to congestion and impinge on the achievement of the economic, social and environmental objectives within this Plan. It is important that major development proposals provide measures to reduce the impact of vehicular movements, including realistic, safe and easy alternatives to the private car.

- 5.47 Transport Assessments, prepared in line with the Department for Transport's Guidance on Transport Assessment, are required alongside planning applications for major development to demonstrate that they contribute positively to the objectives of this Plan. Transport Assessments will be required for all large developments in line with Appendix B of the Guidance on Transport Assessment (or any subsequent updates) produced jointly by the Departments for Transport and Communities and Local Government.
- 5.48 Transport Assessments will also be required for development forming part of a larger development area that requires access to a common transport corridor and for development that is likely to have a cumulative impact in conjunction with other development proposals included within this Plan. Transport Assessments will also be required where, because of its location, the development could have a significant impact in transport terms.
- 5.49 A Transport Statement may be required for developments that have relatively small transport implications, in line with the principles set out in the Guidance on Transport Assessment. Where proposals are likely to have an impact on the trunk road network, the Highways Agency should be consulted and reference should be made to the Highways Agency's Circular 02/2013 - The Strategic Road Network and the Delivery of Sustainable Development (or any subsequent updates) - to establish what level of transport appraisal is appropriate.
- 5.50 Air quality is a particular issue in a number of locations within Warwick District's towns. These areas have been declared Air Quality Management Areas (AQMAs). Transport is the primary cause of air quality issues in these places. Large or strategic development proposals have the potential to add significant quantities of additional road vehicles onto the transport network. Unless this is addressed, it is likely to have a negative impact on air quality in general and specifically within the AQMAs, either through the generation of additional traffic volumes or via reduced traffic speeds. Development proposals should be assessed against Warwick District Council's Low Emission Strategy Guidance Planning (April 2014). Development proposals that generate traffic should demonstrate how they have complied with the three-stage process set out in the Low Emission Strategy Guidance, including where necessary undertaking an Air Quality Assessment and identifying appropriate mitigation. Appropriate mitigation measures and a programme of implementation will need to be demonstrated, for example highway infrastructure improvements or support for public transport services.
- 5.51 Mitigation measures may also be linked with the contents of a travel plan. The travel plan is a strategy for reducing travel demand in order to minimise the number of motor vehicles visiting a development. It should consider the traffic implications of journeys to and from the development and set targets for travel by means other than the private car.
- 5.52 Where appropriate, travel plans will be required for all development 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. This will include developments (whether residential or non-residential) that will result in significant traffic movements on the strategic road network. Travel plans 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.
- 5.53 The County Council have produced a Practice Note on Travel Plans for Developers (May 2009), which provides further guidance on their content and how they will be enforced and monitored. The guidance advises developers to consult with the County Council at an early stage to assess whether a Transport Assessment and / or travel plan are required and what their nature and scope should be. In addition, whilst considering proposals the Council will give regard to other policies in the plan in particular TP1 (access) and DP9 (pollution).

### TR3 Parking

Development will only be permitted that makes provision for parking which:-

- a) has regard to the location and accessibility of the site by means other than the private car;
- b) does not result in on-street car parking detrimental to highway safety;
- c) takes account of the parking needs of disabled car users, motorcyclists and cyclists; and
- d) takes account of the requirements of commercial vehicles.

Development will be expected to comply with the parking standards set out in the most recent Parking Supplementary Planning Document.

#### Explanatory Text

- 5.54 Parking provision is an essential part of both commercial and residential developments. However, it is important to strike the right balance. Providing too much parking can discourage the use of more sustainable forms of transport and can compromise densities and the efficient use of land. On the other hand, providing insufficient parking can lead to inappropriate parking on the public highway and elsewhere (potentially resulting in environmental and safety impacts) and can restrict the accessibility and mobility needs of people and businesses.
- 5.55 The availability of car parking can influence the means of transport people choose for their journeys. In order to encourage greater use of public transport, walking and cycling as a means of transport, excessive levels of car parking will be resisted on new developments. Such an approach will support initiatives aimed at reducing congestion and promoting sustainable transport within the National Planning Policy Framework and the Local Transport Plan.
- 5.56 Levels of parking provision for new development should recognise the accessibility and mobility needs of people and businesses and should reflect differences between town centre, edge of urban and rural areas. The objective of this policy will be to seek to balance these competing aims.
- 5.57 The Council has an adopted Parking Supplementary Planning Document (SPD) to inform this policy, which will provide guidance on the levels of parking considered necessary to serve development, having regard to its nature and location. Applicants will be expected to provide car parking on new developments in accordance with these standards. The Council is seeking to revise its adopted Parking Standards Supplementary Planning Document (SPD), and to move away from maximum parking standards, in line with the NPPF. Applicants will be expected to provide parking in accordance with the adopted standards. For travel destinations for which the submission of an effective Travel Plan is required in line with Policy TR2, it will be necessary to ensure that the Travel Plan integrates proposals for parking with proposals to encourage use of sustainable modes of transport. This may mean limiting provision of on-site parking and investing in alternative modes of transport instead.
- 5.58 The Parking SPD will be reviewed to ensure it is consistent with national planning policy and the most recent census data regarding local car ownership and car usage.
- 5.59 Applicants will also be expected to provide parking for disabled car users, motorcyclists and cyclists in accordance with standards set out in the Supplementary Planning Document. The provision of such dedicated parking space on new developments will help to promote social inclusion and cater for all people, particularly those who do not have regular use of a car. The Council will expect the design and location of these spaces to be integrated with the design of the development and to take account of the respective needs of the various end users.

### TR4 Safeguarding for Transport Infrastructure

Development within the areas safeguarded for the following transport infrastructure, as shown on the

Policies Map, will not be permitted where it could inhibit the effective delivery of the infrastructure:

- a) High Speed Rail 2
- b) Areas of search for park and ride

#### Explanatory Text

- 5.60 Transport Infrastructure requires land to be made available to support its delivery. The Policies Map shows safeguarded areas for the following major transport infrastructure:
- a) **High Speed Rail 2 (HS2):** Approximately ten miles of the proposed HS2 route crosses Warwick District. In accordance with the HS2 Safeguarding Directions (July 2013), this Plan is required to safeguard land for the HS2 route and associated land on either side of the route.
  - b) **Areas of search for park and ride:** Policy TR4 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. The areas of search identified in the Policies Map indicate the preferred broad locations until such time that:
    - a park and ride facility has been granted planning permission; or
    - clear evidence has been established that shows that a park and ride facility is not viable or desirable.
- 5.61 Permission will not be granted for developments within the areas of search that could inhibit the provision of an effective park and ride facility.
- 5.62 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 key corridors for car journeys into and through the towns, along which a number of bus services also operate.
- 5.63 The planning application allowed on appeal at The Asps in early 2016 (application number W/14/0300) included a park and ride facility, funded by the developer. The facility would 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 deemed to be required.
- 5.64 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.

#### TR5 Safe Operation of Aerodromes

Development within the safeguarded areas, as defined on the Policies Map, will not be permitted which inhibits the safe operation of an officially safeguarded civil aerodrome

#### Explanatory Text

- 5.65 **Aerodromes:** Coventry Airport is located within Warwick district and Birmingham Airport lies approximately six miles beyond the district's boundary. Both these airports are officially safeguarded civil aerodromes as defined by DfT Circular 1/2003. The technical nature and importance of safe operations mean that development proposals (set out below) will be unacceptable unless airport operators have been consulted and have confirmed that the proposals will not inhibit the safety of their operations in respect of:
- the height or detailed design of buildings within the safeguarding zones
  - proposed development in the vicinity of the aerodrome that has the potential to interfere with the operation of navigational aids, radio aids or telecommunications systems
  - proposed development with lighting schemes that have the potential to distract or confuse pilots



- proposed development likely to increase the number of birds or the risk of bird strike
- other proposed aviation uses within the safeguarding zone.

## Healthy, Safe and Inclusive Communities

- 5.66 The Council recognises the important role that spatial planning has in the creation of healthy, safe and inclusive communities. Many of the policies of this Plan will have an impact on these matters, so it is important that community needs are supported through the provision of appropriate physical and social infrastructure. Facilities and services that contribute to improving people’s overall quality of life and their physical and mental health and well-being should also be included.
- 5.67 Compared with other areas in Warwickshire, Warwick District (as a whole) has a healthy population with higher than average life expectancy and lower levels of health deprivation and obesity. However, this hides the fact that the gap in life expectancy between the least and most deprived areas of the district is over 11 years. The rate of long-term illness or disability in Warwick District is 14.8% of the population, which is below the national average; however this still presents significant challenges to local health providers and budgets. Measures to encourage healthier lifestyles by changing future attitudes to health and exercise will be important for the future of Warwick District and its population over the current Plan period and beyond.
- 5.68 Another important factor that can support healthy lifestyles is ensuring that sufficient land is made available to all for play, sport and recreation. Good access to open space can also facilitate social inclusion by bringing groups together.
- 5.69 Levels of recorded crime across Warwick District are low in comparison to other areas, although the fear of crime and anti-social behaviour is an issue in some communities. Levels of crime and disorder are important factors in determining where people want to live. Everyone should be able to feel safe in their surroundings as this is a key contributor to people’s quality of life and a fundamental element of community cohesion.

### HS1 Healthy, Safe and Inclusive Communities

The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals.

Support will be given to proposals that:

- provide homes and developments that are designed to meet the needs of older people and those with disabilities;
- provide energy efficient housing to help reduce fuel poverty;
- design and layout development to minimise the potential for crime and anti-social behaviour and improve community safety;
- contribute to the development of a high-quality, safe and convenient walking and cycling network;
- contribute to a high-quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle;
- seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets;
- improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure;
- deliver or contribute to new and improved health services and facilities in locations where they can be accessed by sustainable transport modes;



- i) provide good access to local shops, employment opportunities, services, schools and community facilities, and;
- j) do not involve the loss of essential community buildings and social infrastructure.

#### Explanatory Text

- 5.70 The Marmot Review report, “Fair Society, Healthy Lives”, published in 2010 highlighted that socio-economic inequalities, including the built environment, have a clear effect on the health outcomes of the population. One of the key policy objectives, aimed at reducing the gap in life expectancy between people of lower and higher socio-economic backgrounds, is to “... *create and develop healthy and sustainable places and communities*”.
- 5.71 The Council recognises the important role that planning plays in the creation of healthy, safe and inclusive communities and the positive benefits that providing good quality development can deliver. Increasing access to opportunities to partake in physical activity, exercise, recreation and play have marked benefits on both physical and mental health, as well as on child development. The policy seeks to deliver developments that are well-designed and safe, with appropriate facilities that are accessible to all sectors of society.
- 5.72 In delivering healthier communities, the Council is committed to working in partnership with local health providers to ensure successful development outcomes and the appropriate delivery of measures to reduce identified health and wellbeing issues / inequalities. Studies such as the Warwickshire Joint Strategic Needs Assessment will continue to provide a view of the current and future health and wellbeing needs and inequalities of the local population.
- 5.73 The Council is also keen to continue working with Public Health Warwickshire to monitor the changing health profiles of the district’s population and develop recommendations for the continued integration of health and wellbeing into planning decisions and associated outcomes in the local environment.
- 5.74 In considering the potential for new development to help minimise the likelihood of crime and anti-social behaviour and improve community safety, the Council will engage with the police, town and parish councils and other relevant bodies as required, to ensure that design and layout both support the evening / night-time economy and also protect the amenity and safety of local residents and the wider public.

## HS2 Protecting Open Space, Sport and Recreation Facilities

Development on, or change of use of open spaces and sport and recreation facilities will not be permitted unless:

- a) an alternative can be provided that is at least equivalent in terms of size, quality, accessibility, usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision, or
- b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.

Development on open spaces for sport and recreation purposes will be permitted subject to the proposal being of sufficient benefit to clearly outweigh the loss.

#### Explanatory Text

- 5.75 Open spaces and sport and recreation facilities offer multifunctional benefits. They have a positive impact on people’s quality of life, particularly in terms of their health and wellbeing. The aim of this policy is to provide strong protection for valuable open space, sport and recreation facilities; where proposed development would result in their loss, the policy will require appropriate compensation measures. The Council’s Green Space Strategy, Indoor Sports and Built Facilities and Playing Pitch

Assessments (and any future updates to these studies) will provide the basis for assessing proposals. The Council's Green Space and Leisure Officers and / or Sport England will be consulted on proposals affecting open space or sporting uses.

### HS3 Local Green Space

The Council supports the principle of designating land as Local Green Space.

Local communities, through Neighbourhood Plans, may designate Local Green Spaces that are demonstrably special to their local community and of particular local significance in accordance with national planning policy.

#### Explanatory Text

- 5.76 Local and neighbourhood plans have the opportunity to designate areas of particular local importance as Local Green Space, which affords similar protection to that of green belt. The Council considers that it is appropriate for local people to determine what areas of open space are valuable to them through neighbourhood plans in accordance with national planning policy.

### HS4 Improvements to Open Space, Sport and Recreation Facilities

Contributions from developments will be sought to provide, improve and maintain appropriate open space, sport and recreational facilities to meet local and district-wide needs. The exact level and form of contributions required will have regard to the location, nature and size of development.

Where appropriate, applicants will be required to ensure that provision is made for:

- a) well-designed open space in accordance with the requirements of the Open Space Supplementary Planning Document (or any subsequent document);
- b) appropriate children's play facilities that are visible from nearby houses but not so close they would cause disturbance, and;
- c) outdoor and / or indoor sport accessible by walking, cycling and public transport

Applicants will be expected to include a proportion of the site to meet its requirements for open space, sport and recreation requirements, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site, provided that this is within its catchment area. Wherever possible, good connectivity to the existing public rights of way network will be required.

#### Explanatory Text

- 5.77 New developments can have a significant impact upon existing open space, recreation and leisure provision. This can put pressure on existing resources and create additional demand for such assets from all section of the community. It is entirely appropriate that new development helps to meet the costs of addressing these needs. The Council has prepared evidence to support this approach. The Green Space Strategy and Open Space Audit identify deficiencies in quality and quantity and how development can help rectify this. For sport, the Council has identified evidence relating to both built and indoor facilities and playing fields. This evidence includes modelling, undertaken in accordance with approved Sport England guidance, which identifies the existing situation in terms of quality, quantity and accessibility and sets out what provision will be required when future population growth is taken into account. Periodically the Council will update its evidence relating to sport, open space and recreation in accordance with national recommendations in order to ensure it continues to provide an accurate basis for sound planning and provision.

- 5.78 The public rights of way network within the district is a valuable resource for local people in its ability to support healthy and active lifestyles and reduce reliance on private vehicles. Development proposals, whether in urban or rural settings, should seek to enhance connectivity to these networks, in particular where there is already limited access. Warwickshire's Rights of Way and Recreational Highway Strategy (2011 - 2026) can provide direction on this basis.

### HS5 Directing Open Space, Sport and Recreation Facilities

The Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities. Development proposals will be expected to demonstrate that they:

- a) address any shortfall in provision identified in the Built and Indoor Sports Facilities Strategy, Playing Pitch Strategy, Green Infrastructure Study and / or Green Space Strategy, and;
- b) for sport and recreation facilities, accord with the town centres first principle outlined in national planning policy and elsewhere in this Plan, unless:
  - i. the proposal is accessible to the community it proposes to serve by means other than the private car; and
  - ii. there is a need to enhance an existing facility or provide a new facility that has specific locational requirements.

Subject to the above criteria, the Council will support proposals for shared sports facilities with other community uses, including at educational centres, where the sports facility also serves the local area and there are clear benefits of combining with other community uses.

The Council considers the green belt an appropriate location for the provision of outdoor sport and outdoor recreation as long as it preserves the openness of the green belt and does not conflict with the purposes of including land within it.

#### Explanatory Text

- 5.79 Development proposals for open space, sport and recreation uses should address identified needs and be accessible to the communities they propose to serve. The Green Space Strategy sets out the requirements for open space within the district. For sport and recreation uses, developers should be guided by the district's Sport and Leisure Facilities studies.
- 5.80 In the first instance, sport and recreational uses should be directed to town centres in accordance with national policy. There may be circumstances where open space, sport and recreational uses are more suited to areas outside of town centres. For open space this may be because it is required as part of a new development. With regard to sporting activities, it may be more appropriate to enhance an existing facility, or co-locate or combine with other community uses in sustainable locations, to help ensure the long-term viability of that activity.
- 5.81 In accordance with national planning policy the Council considers the provision of outdoor sport and recreation as not inappropriate in the green belt provided it preserves the openness of the green belt and does not conflict with the purposes of including land within it. Development proposals to use land in the green belt for sporting or recreational purposes will be supported subject to the considerations outlined in paragraphs 87 – 88 of the NPPF and all other relevant policies of this Local Plan.

### HS6 Creating Healthy Communities

Development proposals will be permitted provided that they address the following key requirements associated with delivering health benefits to the community:

- a) good access to healthcare facilities;

- b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks;
- c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact regardless of age, health or disability;
- d) high-quality housing outcomes to meet the needs of all age groups in society (including the right mix by size and tenure);
- e) access to high quality and safe green or open spaces; and
- f) access to opportunities to partake in indoor and outdoor sport and recreation.

### Explanatory Text

- 5.82 It is important that new developments are designed to a high standard to ensure that they have a positive impact on the health and wellbeing of both existing and future communities in Warwick District. The design and layout of new housing developments in particular can do much to influence the health of its residents by changing people's behaviour towards embracing a healthy lifestyle.
- 5.83 The Council is committed to working with Public Health Warwickshire and the Warwickshire Health and Well Being Board to ensure developers and their consultants give full consideration to health and wellbeing outcomes in the design and delivery of development proposals. This will be particularly important in relation to the masterplanning and formulation of planning applications for strategic housing and employment allocations in this Plan.
- 5.84 Public Health Warwickshire has produced a Planning and Health guidance document that can assist in the assessment of planning applications to ensure development outcomes are achieved that reflect health and wellbeing objectives. The Council's Health and Well Being Approach informs and influences decisions that it makes with regard to developing healthy communities across Warwick District. Its three priorities are to embed health and wellbeing at a strategic level, to promote health and wellbeing to the wider community and to address the health and wellbeing of the Council's employees. The Council will, through its infrastructure planning mechanisms, liaise with relevant agencies including Public Health Warwickshire, NHS England, NHS Property Services, South Warwickshire Clinical Commissioning Group and the South Warwickshire Foundation Trust to ensure that new development contributes to the delivery of additional healthcare provision and infrastructure as required throughout the plan period.
- 5.85 Good access to healthcare facilities is essential and is particularly relevant in relation to housing for elderly and less physically active members of society. Access to well-designed, energy efficient housing stock will also be beneficial in reducing health inequalities. An appropriate mix of housing type, size and tenure should be made available via appropriate housing development, to reduce waiting lists and create neighbourhoods that are welcoming, accessible and inviting for all regardless of age, health or disability.
- 5.86 Opportunities to partake in exercise can be provided in many ways. Good footpath and cycling networks are fundamental in creating environments where people can move safely and benefit from opportunities to access local services and facilities. Similarly, access to high-quality public open space and recreational facilities for sport and leisure can help motivate people to partake in healthy activities / lifestyles.
- 5.87 The protection of existing local shops, services and community facilities, and the future provision of similar resources, is central in delivering sustainable developments that reduce dependency on the use of private motor vehicles. This will increase the opportunities for walking and cycling, as well as ensuring that there are appropriate places for people to meet and interact.
- 5.88 There are a wide range of other policies contained in this this Plan that will assist in the aim of ensuring good development and that are integral to the delivery of positive health benefits.

- 5.89 It is important that new developments meet the requirements of these policies and that collectively they deliver good development conducive to encouraging people to partake in healthier lifestyles.
- 5.90 It will be important to monitor the ongoing impacts of policy requirements on the delivery of healthier communities. The Director of Public Health's annual report will be a vehicle for providing information about the health of local communities and identifying health gaps and priorities that need to be addressed.

### HS7 Crime Prevention

The layout and design of development will be encouraged to minimise the potential for crime and anti-social behaviour and improve community safety. Development proposals will be expected to demonstrate that they:

- a) orientate and design buildings to enable natural surveillance of public spaces and parking areas;
- b) define private, public and communal spaces;
- c) create a sense of ownership of the local environment; and
- d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development.

#### Explanatory Text

- 5.91 The appearance of development and its relationship with its surrounding environment can have a significant effect on the perceived and experienced safety of an area. The securing of new development that can discourage anti-social behaviour is therefore important. This can be achieved through careful consideration of design and layout with regard to security. Reducing crime and the fear of crime is recognised as an important priority by the Council; under Section 17 of the Crime and Disorder Act 1998, the Council is also required to take account of crime and disorder in all of its work.
- 5.92 The objective of this policy is to design developments, including conversion schemes, which minimise crime and anti-social behaviour. Consideration should be given to enabling natural surveillance and incorporating safety measures in the layout and design of new development. The ability to incorporate security features should also be considered as an integral part of the development.
- 5.93 It is acknowledged that the most appropriate layout and design for promoting crime prevention may not accord with other policy objectives, such as achieving good design or securing accessible layouts. The Council will expect applicants to demonstrate how they have sought to balance these competing objectives and where they have made clear choices between policies.

### HS8 Protecting Community Facilities

Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that:

- a) There are similar facilities accessible to the local community by means other than the car, and either;
- b) The facility is redundant and no other user is willing to acquire and manage it, or;
- c) There is an assessment demonstrating a lack of need for the facility within the local community.

#### Explanatory Text

- 5.94 It is important that existing community facilities serving local needs are protected and that additional new facilities should be properly located. This can raise problems with adjacent uses, particularly where the community facilities are located within predominantly residential areas. The history / fabric of the district's towns also can cause problems where the use may not be compatible with the

character of the building or area. The council will support proposals to enhance the quality of existing facilities that meet a local need.

- 5.95 The National Planning Policy Framework supports the principle of locating day-to-day facilities that need to be near their clients in local and rural service centres and in locations likely to be accessible without the use of a car.
- 5.96 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
- 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. 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.
- 5.97 In recent years, the Council has received many applications for the conversion of individual properties to uses such as dentists and nurseries. In such cases the Council will require the applicant to demonstrate that the proposed use will not detract from the character of the area or affect the amenity of local residents in accordance with other policies of this Plan.
- 5.98 For the redevelopment or change of use of community facilities, when demonstrating need the applicant will be required to provide evidence to prove that the facility has been actively marketed for a community use for at least a period of twelve months.
- 5.99 In cases proposing the development of greenfield land, the council will expect the applicant to demonstrate that all viable previously developed land options have been investigated.

## Climate Change

- 5.100 It is widely accepted that the climate is warming and that the impacts will be felt into the future, even if CO<sub>2</sub> emissions are reduced significantly. Climate change will present major challenges affecting people's lives, homes and businesses, which need to be taken into account in the delivery of new development through this Plan.
- 5.101 The Council is committed to addressing the causes of climate change by reducing carbon emissions and increasing the generation of energy from low carbon and renewable sources. Nationally a target has been set to reduce carbon dioxide from 1990 levels by 57% by 2030 and 80% by 2050 and to source 15% of UK energy from renewable sources by 2020. It is anticipated that there is the opportunity to reduce carbon emissions in Warwick District by 12% (128,000 tCO<sub>2</sub> per year) over the next 15 years.

### CC1 Planning for Climate Change Adaptation

All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate:

- a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
- b) optimising the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1;



- c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3;
- d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SuDS in accordance with Policy FW2;

Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated.

### Explanatory Text

- 5.102 It is anticipated that the future climate in Warwick District will be characterised by:
- warmer, wetter winters with average temperatures 1.3 °C higher by the 2020s and 2.1 °C higher by 2050s, with 5% more rain;
  - hotter, drier summers with average temperatures 1.5 °C higher by the 2020s and 2.6 °C higher by the 2050s, with 7% less rain, and;
  - more frequent extreme weather events
- 5.103 The effect of these changes on the built environment will include:
- heat stress - buildings will be more likely to overheat due to higher summer temperatures, requiring the need for cooling;
  - water stress – decreased water availability and water quality due to less rainfall;
  - increased risk of subsidence due to hotter summers with less rainfall, affecting buildings and underground infrastructure;
  - risk to buildings from wind and extreme weather events; and
  - more intense rainfall events compromising existing drainage systems, resulting in an increased likelihood of flooding.
- 5.104 The Council recognises the importance of ensuring these impacts are taken into account in the way new buildings are designed and the way people use the built environment. National planning policy acknowledges that planning has a key role to play in minimising vulnerability and providing resilience to the impacts of climate change and that local authorities should adopt proactive strategies to mitigate and adapt to climate change.
- 5.105 It is important that buildings are designed to ensure resilience not just in the short term but throughout the anticipated lifetime of the building. This should include designing buildings to keep cool without using power through the use of appropriate construction materials, layout and building orientation and the use of green infrastructure for urban cooling and shading. Consideration should also be given to the need for water conservation through a range of water efficiency measures such as the use of water butts through to grey water recycling systems.
- 5.106 Some of the measures identified in this policy also fulfil other functions. For example, the appropriate provision of green infrastructure also has an important recreational and ecological role. Adapting to the future climate should therefore be seen as important in the delivery of well-designed sustainable communities.
- 5.107 It is also important to ensure that new development avoids areas of high flood risk and is designed to minimise surface water flooding through the use of Sustainable Urban Drainage Systems (SuDS).
- 5.108 It is recognised that the scale and nature of certain developments may mean some of the adaptation measures listed would not be appropriate. For example, extensions or change of use proposals may not present the opportunity to incorporate green infrastructure. Where this is the case, applicants should demonstrate that they have sought to maximise resilience to the impacts of climate change in other ways.



- 5.109 The Council will provide more detail on suitable adaptation measures in an updated Sustainable Buildings Supplementary Planning Document. Applicants will be expected to demonstrate how the objectives of this policy have been met in the Sustainable Buildings Statement submitted with the application.

### CC2 Planning for Renewable Energy and Low Carbon Generation

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:

- a) the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity;
- b) the proposal has been designed to minimise the impact (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact;
- c) the design will ensure that heritage assets including local areas of historical and architectural distinctiveness are conserved in a manner appropriate for their significance;
- d) where appropriate, the scheme can link in with proposals being brought forward through the Council's Low Carbon Action Plan and any other future climate change strategies;
- e) the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging district heating systems);
- f) for biomass, it should be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised; and,
- g) for proposals for hydropower the application should normally be accompanied by a flood risk assessment.

Also, for wind energy proposals, planning permission will only be granted if:

- h) the development is in an area identified in either the Local Plan or a Neighbourhood Plan as being suitable for wind energy; and,
- 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.

### Explanatory Text

- 5.110 The importance of increasing the amount of energy sourced from low carbon and renewable technologies in reducing carbon emissions, helping to ensure fuel security and stimulating investment, is recognised at all levels. The Council is committed to addressing energy usage in its own building stock through the delivery of projects in the Low Carbon Action Plan, including opportunities for small-scale district heating systems.
- 5.111 National planning policy is clear that planning has an important role to play in supporting the delivery of new renewable and low carbon energy infrastructure. National planning policy is also clear that local authorities should take a positive approach and applicants should not be required to justify the overall need for renewable or low carbon energy proposals. It is recognised that even small-scale projects contribute towards cutting greenhouse gas emissions. However it is acknowledged that this does not mean that the need for green energy overrides environmental protections and the planning concerns of local communities.
- 5.112 The delivery of such proposals therefore needs to be carefully managed in the context of the natural and historic environment and in relation to the impact on local amenity. In balancing these objectives it is important to acknowledge that the impact of specific technologies will vary by location. The technical considerations affecting the siting of certain technologies should also be taken into account. For example, for biomass access to sustainable sources of fuel and, where necessary, appropriate

transport links will be required. For wind turbines, predicted wind resource and information on air safeguarding are important, and for hydro power, access to adequate water sources is essential.

- 5.113 The district has a rich historic character with a considerable number of listed buildings and Scheduled Monuments of national significance. When assessing proposals for renewable and low carbon technologies, care will be taken to protect the setting of any heritage assets in a manner appropriate to their significance.
- 5.114 Careful consideration will be given to the visual, landscape and ecological impacts of proposals, particularly in the case of large-scale technologies. It is recognised that depending on their scale and design wind turbines and solar technologies, particularly large scale solar farms, can have a negative impact on the rural landscape. Any proposals in the green belt will need to demonstrate very special circumstances to justify development.

#### Solar Power

- 5.115 Large-scale solar farms should be focused on previously developed and non-agricultural land. Where greenfield sites are proposed for such development, it should be demonstrated that the use of any agricultural land is necessary and where applicable that the proposal allows for continued agricultural use. Where possible, best and most versatile agricultural land should be protected. Given that solar farms are temporary structures, the Council may apply planning conditions to ensure that the land is restored to its previous greenfield use in the event that the operation ceases. Specific consideration will be given to the effect of glint and glare on neighbouring uses and aircraft safety including additional impacts if the array follows the movement of the sun. Applicants should demonstrate that opportunities to mitigate landscape and visual impacts through, for example, screening with native hedges have been maximised.

#### Wind Power

- 5.116 For proposals for wind technology, consideration should be given in particular to safety in relation to the distance to power lines and buildings, the impact on air traffic, Ministry of Defence operations, weather radar and the strategic road network. The Council will also expect the applicant to demonstrate that any cumulative visual and landscape impacts have been considered. This may include considering the degree to which the development would become a significant or defining characteristic of the landscape and / or a feature in particular views and the likely impact on people experiencing those views. In assessing this, consideration will be given to the sensitivity of the landscape. 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).

#### Hydropower

- 5.117 In the case of hydropower, the applicant should undertake early engagement with the Council and the Environment Agency to identify any potential planning issues and any proposal should normally be accompanied by a flood risk assessment.
- 5.118 Protecting local amenity is an important consideration which will be given proper weight in considering proposals. Applicants should demonstrate how the design, siting and location of any proposal has sought to minimise the impact.

### CC3 Buildings Standards and other Sustainability Requirements

All non-residential development over 1000 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

or a suitable alternative sustainability strategy is proposed and agreed with the Council.

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.

#### Explanatory Text

- 5.119 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.
- 5.120 Applicants will be required to demonstrate that the development will be designed and constructed to meet the stipulated BREEAM standards. This will involve a pre-assessment, together with design-stage and completion-stage assessments by an accredited BREEAM assessor.
- 5.121 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.

## Flooding and Water

- 5.122 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.
- 5.123 Warwick District has a long history of flooding from surface water flows, mainly attributed to the many watercourses and main rivers that 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 and 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.

### FW1 Reducing Flood Risk

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<sup>1</sup> 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:

<sup>1</sup> <https://flood-map-for-planning.service.gov.uk/> - now hosted on the Gov.UK website

- a) 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.
- b) land that is required for current and future flood management will be safeguarded from development. 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.
- c) 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.
- d) 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 eight metre buffer strip from the top of bank of all watercourses.
- e) 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.

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:

- there will be no impact upon priority habitat or designated sites of nature conservation;
- modified watercourses will be restored in line with the recommendations of the Severn River Basin Management Plan;
- culverting open watercourses will not be allowed.

### Explanatory Text

- 5.124 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.
- 5.125 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.
- 5.126 The risks 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.
- 5.127 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.
- 5.128 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.
- 5.129 An appropriate strategy to ensure safe access is provided for areas identified to be at risk of surface water flooding.

## FW2 Sustainable Drainage

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.

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%.

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 masterplanned drainage scheme. Priority should be given to SuDS that incorporate green infrastructure, including green roofs, walls and rain gardens.

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.

### Explanatory Text

- 5.130 Man-made trends in land management and land-use have increased flood risk over time in this sub-catchment.
- 5.131 Surface water flooding is a growing problem. Local councils are mainly responsible for managing this, but it often has to be integrated with other organisations' assets, for example their sewers or rivers.
- 5.132 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.
- 5.133 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:
- a) reducing flood risk;
  - b) maintaining and restoring natural flow rate and volume of surface runoff to reduce the risk of flooding;
  - c) improving water resources;
  - d) enhancing amenity and minimising diffuse pollution;
  - e) reducing pressure on the sewerage network; and,
  - f) Improving biodiversity and local amenity and expanding habitat and green routes for biodiversity movement.
- 5.134 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 that further restricts this figure to 110 litres per person per day and this is the standard that the Council is adopting due to its location in an area of high water stress. The latest Water Cycle Study supports this approach for the district.

- 5.135 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.
- 5.136 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 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.
- 5.137 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.
- 5.138 Warwick District falls within the 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.
- 5.139 There are 33 river water bodies, six canal water bodies, two lakes and one groundwater water body in the catchment (with no estuarine or coastal waters). 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 the long-term objective of achieving "good" status.
- 5.140 The actions proposed in this catchment focus on reducing the impact of diffuse pollution from rural and urban sources, reducing phosphate and ammonia inputs 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.

### FW3 Water Efficiency

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

#### Explanatory Text

- 5.141 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 considers that the application of appropriate methods for water conservation in new homes will ensure long term resilience against the future impacts of climate change
- 5.142 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

### FW4 Water Supply

Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:

- a) 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 findings of the Water Cycle Study
- b) 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).

### Explanatory Text

- 5.143 Warwick District Council falls within the Avon Rural Operational Sub-Catchment for the River Severn Basin Management Plan.
- 5.144 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.
- 5.145 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.
- 5.146 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 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.
- 5.147 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 co-ordinated with action on other phosphate sources, is needed to meet the required river standards.

## Historic Environment

- 5.148 Warwick District has a reputation as a desirable place to live, work and visit. Fundamental to this reputation is the rich history of the area, which has left a legacy of fine historic buildings and areas. Warwick has a mediaeval town centre and has become a popular national tourist destination, with trips focussing on its famous castle. Royal Leamington Spa grew in size and prominence during the 18<sup>th</sup> and 19<sup>th</sup> centuries and this has left an exceptional legacy of Regency and Georgian buildings. Kenilworth's history focuses on its castle, the largest ruined castle in England.
- 5.149 The district also contains many other important historic buildings, areas and parklands, ranging from formal Victorian gardens to historic deer parks. The district also contains a range of important historic houses including Stoneleigh Abbey (which underwent a major restoration a few years ago) and Packwood House and Baddesley Clinton, now both owned by the National Trust.



- 5.150 This historic legacy has been carefully guarded and today Warwick District has 31 conservation areas and 1488 listed buildings, 12 parks and gardens that are recognised nationally as being of special historic interest, 28 locally listed parks and gardens and a large number of scheduled monuments.
- 5.151 Much work has been done to protect and enhance this historic environment by the Council together with local groups and national bodies such as Historic England. In carrying out this work, and in seeking to provide appropriate planning policies through this Plan, there is recognition locally that the historic environment is important for its own sake as well as for the role it plays in creating an attractive environment in which to live and work.

### HE1 Designated Heritage Assets and their setting

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:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found that will enable its conservation; and
- c) Conservation by grant funding or charitable or public ownership is not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

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.

#### Explanatory Text

- 5.152 Warwick District has a rich heritage of listed buildings, which are of national importance. Their maintenance and protection is important in helping to define and protect the historic character of the district. The Council is committed to ensuring that listed buildings are given a high level of protection and enforcement action will be taken against unauthorised and unacceptable works to them. The Council maintains a public register of all listed buildings, which is available to view at the Council Offices.
- 5.153 The NPPF (section 12) recognises that designated heritage assets are irreplaceable resources, including settings, which can form part of the significance of the asset. The NPPF requires local authorities to maintain and strengthen their commitment to stewardship of the historic environment and to adopt suitable policies to protect it. 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 settings.
- 5.154 There is a statutory requirement through the Planning (Listed Buildings and Conservation Areas) Act 1990 that 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 or conservation areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting or the conservation area. Applicants will therefore be required to submit detailed plans with accurate survey drawings, a Design and Access Statement and, where appropriate, historical analyses and / or a Heritage Statement to support their application.
- 5.155 It is acknowledged that the protection of listed buildings may not be consistent with the need to promote accessibility and inclusion in accordance with Policy HS1. The Council will expect applicants to demonstrate how they have sought to reasonably balance these competing objectives and where they have made clear choices between policies.

- 5.156 The design of new buildings and alterations to existing ones affecting the setting of listed buildings and conservation areas needs careful consideration. New buildings and alterations to existing 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.
- 5.157 Listed buildings vary in the extent to which they can accommodate changes of use without harm to their special architectural or historic interest. The best use of a listed building is usually the use for which the building was originally designed. The Council considers the continuation or the reinstatement of that use as the preferred option unless that use conflicts with other policies of this Plan or the original use is no longer viable.
- 5.158 Applicants seeking to demonstrate that the original use is no longer viable should show that 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.
- 5.159 Each historic building has its own characteristics related to its original design and its original or subsequent uses. 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. The use of appropriate materials in any restoration or alteration works will be expected to maintain the character and appearance of both the building and its setting and applies to buildings in conservation areas. 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 of what will not be permitted.
- 5.160 The Council has a long tradition of working with owners of listed properties to ensure that buildings are restored or altered sympathetically and a range of guidance is available from the Council to assist applicants. The Council will also exercise its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 to take action to ensure that listed buildings in private ownership are properly maintained and not allowed to fall into disrepair.
- 5.161 The National Planning Policy Framework supports the transition to a low carbon future in a changing climate, including the use of renewable energy. In the context of the historic environment, measures to support a low carbon future will be supported where they do not conflict with policies relating to the historic environment.
- 5.162 Where listed buildings are considered to be at risk the Council will seek to pursue their restoration and where appropriate bring them back into viable use.

## HE2 Conservation Areas

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.

Measures will be taken to restore or bring back into use areas that presently make a negative contribution to conservation areas.

### Explanatory Text

- 5.163 Conservation areas are a designated historic asset and have an important role to play in maintaining the quality of the environment in Warwick District. The Council has a duty imposed on it under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any “*areas of special architectural or historic interest the character and appearance of which it*

*is desirable to preserve or enhance*". It is important that development both within and outside a conservation area, including to unlisted buildings, should not adversely affect its setting by impacting on important views and groups of buildings within and beyond the boundary.

- 5.164 Gardens and open spaces that add to the historic appearance and interest of conservation areas should be protected from development.
- 5.165 In appropriate cases, the Council may require change of use applications to be accompanied by other relevant applications, e.g. for conservation area or listed building consent, to ensure that all relevant issues pertaining to the proposed change of use can be considered together.
- 5.166 The Council will continue to seek directions to restrict permitted development rights under Article 4 of the Town and Country Planning Act 1995, in order to maintain areas of high quality townscape.
- 5.167 The Council will also consider, when appropriate, the designation of new conservation areas and the review of the existing areas listed below in Table 4.

Ashow	Leek Wootton
Baddesley Clinton	Lowsonford
Baginton	Norton Lindsey
Barford	Offchurch
Bishops Tachbrook	Rowington
Bubbenhall	Sherbourne
Cubbington	Stoneleigh
Eathorpe	Wappenbury
Kenilworth	Warwick
Kenilworth (Clarendon Road)	Warwick (Victoria Street)
Kenilworth (St Johns)	Wasperton
Kenilworth (Waverley Road)	Whitnash (Church Green)
Lapworth	Whitnash (Chapel Green)
Leamington Spa	Wroxall
Leamington Spa (Lillington Road North)	Warwick Common
Leamington Spa (Lillington Village)	

- 5.168 Unlisted buildings can often contribute significantly to the special architectural or historic importance of conservation areas. Buildings that do not merit statutory listing often contribute as much to the overall character of conservation areas as those that are listed buildings. This policy seeks to retain the integrity and form of unlisted buildings in the conservation area and resist alterations and demolitions to these buildings where this would have an adverse effect upon the overall character of the conservation area. Furthermore, the demolition of unlisted buildings will only be supported where details of an appropriate replacement building are provided. In such cases a condition will be imposed to ensure that demolition does not take place until a contract for redevelopment has been entered into and planning permission for those works has been granted. This will prevent unsightly gaps appearing as a result of demolition far in advance of redevelopment.
- 5.169 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 Plan aims to protect them from development that would harm their character.
- 5.170 There are two registers of historic parks and gardens; those designated by Historic England and those designated by Warwick District Council.
- 5.171 Historic England 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. The purpose of the register is to draw attention to such landscapes, their layout, features and architectural ornamentation. Landscapes are allocated grades; Grade 1 examples are of

international importance, Grade II\* are of exceptional historic interest and Grade II are of special historic interest. The Planning Authority will consult Historic England 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. A list of the gardens is set out below.

- Baddesley Clinton Hall Baddesley Clinton Grade II
- Mallory Court Bishops Tachbrook Grade II
- Kenilworth Castle Kenilworth Grade II\*
- Packwood House Lapworth Grade II\*
- Spa Gardens Leamington Spa Grade II
- Stoneleigh Abbey and Deer Park Stoneleigh Grade II\*
- Guy's Cliffe Warwick Grade II
- Hill Close Gardens, Linen Street Warwick Grade II\*
- Lord Leycester Hospital Warwick Grade II
- Warwick Castle and Castle Park Warwick Grade I
- Wroxall Abbey Warwick Grade II
- 1 Castle Hill (formerly Wantage) Kenilworth Grade II

5.172 Where proposals are made for restoration, it will be necessary for the applicant to show that the work proposed would not detract from the character and significance of the landscape as set out in an agreed conservation statement or conservation plan. The Council also wishes to protect the views out across the parks and gardens from associated listed buildings. This applies to both the Historic England-registered parks and gardens and those on the local register.

5.173 The Council maintains its own list of parks and gardens that are of historical interest, but which do not at present meet the criteria for inclusion on the national register. These are important in landscape terms, and often form the setting of listed buildings. Whilst it is recognised that they are of less significance nationally, they are important within a local or regional context. The purpose of the list is to ensure that the case for protecting such parks and gardens is taken into account fully when considering development proposals and to act as a spur to the formulation of positive restoration proposals. A list of these locally important parks and gardens is set out below in Table 5 (this list is not exhaustive and is based upon research evidence available at the time of plan preparation). The boundaries of these parks and gardens will be defined in due course.

**Table 5 Locally Important Parks and Gardens**

Barford House, Barford	The Dell, Leamington Spa
Old Manor House, Bishops Tachbrook	Woodcote, Leek Wootton
Bushwood Hall, Bushwood	Wootton Court and Arboretum, Leek Wootton
Eathorpe Hall, Eathorpe	Offchurch Bury, Offchurch
Haseley Manor, Haseley	Sherbourne Park, Sherbourne
Hatton House, Hatton	Friends Meeting House Garden, Warwick
Honiley House / Hall, Honiley	Longbridge Manor, Warwick
Abbey Fields, Kenilworth	Mill Garden, Warwick
North Chase (Rudfyn Manor), Kenilworth	Pageant House Gardens, Warwick
Parliament Piece, Kenilworth	Priory Park, Warwick
Christchurch Gardens, Leamington Spa	St John's House Garden and Allotments, Warwick
Clarendon Square Gardens, Leamington	St Nicholas Park, Warwick
Former Arboretum, Wych Elm Drive,	Wappenbury Hall, Wappenbury
Lansdowne Crescent and Circus,	Greys Mallory, Bishops Tachbrook

- 5.174 Additions can be made if new parks and gardens are found to be worthy of inclusion. Conversely, existing areas on the list can be removed if, through further research, they are found to be unsuitable for inclusion. The Planning Authority will consult Warwickshire Gardens Trust on planning applications affecting sites included on the local register.

### HE3 Locally Listed Historic Assets

Development that would lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss and the significance of the asset.

Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.

#### Explanatory Text

- 5.175 The Council will maintain a list of locally important historic assets that do not meet the statutory criteria for listing.
- 5.176 Within conservation areas, permitted development rights may be removed by the service of an Article 4 Direction on locally listed assets.
- 5.177 Where locally listed historic assets are not within a conservation area, the Council may consider approving an Article 4 Direction to control aspects of development and demolition. Locally listed historic assets will be designated both within and outside conservation areas.

### HE4 Archaeology

Development will not be permitted that results in substantial harm to Scheduled Monuments or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances.

There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.

The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.

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.

#### Explanatory Text

- 5.178 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.
- 5.179 Applicants for planning permission on 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.

- 5.180 In accordance with Government advice set out in the NPPF, there will be a presumption in favour of the physical preservation in situ of nationally important archaeological remains and their settings, whether scheduled or not. Other important archaeological remains can be of either local or regional importance. They may also become scheduled in the future and it will be important to protect them from the adverse effects of development.
- 5.181 The Council recognises that there will be cases where the benefits of development outweigh harm to archaeological remains, taking into account their significance. In such circumstances, provision of archaeological investigation and recording will be required as part of a Section 106 agreement or planning condition.
- 5.182 It is not always sufficient to rely on existing information to allow an informed decision to be made about the archaeological consequences of a proposal. In such circumstances, the applicant will be required to arrange for a field evaluation to be undertaken before the planning application is determined. Regardless of circumstances, the decision-making process is always easier if any archaeological aspects of a development site can be considered early in the planning process.
- 5.183 The Council will, in conjunction with Historic England, the National Trust and other interested parties, seek to secure the management and maintenance of archaeological sites, including encouraging the provision of interpretative facilities for education and recreational purposes.
- 5.184 In cases where incorrect information has been supplied, the Council may reconsider local list designations.

## Natural Environment

- 5.185 A healthy natural environment is of vital importance to people, places, the economy and nature itself. Therefore it is appropriate that the Council seeks to protect the natural environment and strives for net gains in biodiversity. The natural environment provides a wide range of important benefits, including areas for recreation and education, healthy food and clean water and air. The fragile state of the natural environment means that it is important that it is protected and enhanced, to ensure that future generations can also benefit from these resources. Furthermore, there will be opportunities to create new green infrastructure assets and restore degraded ones.
- 5.186 The district possesses a natural environment that is regarded as being of particularly high quality. Broadly speaking, there are two types of natural asset that combine to give the district its distinct natural environment. Firstly, there are particular landscape characteristics familiar to the locality, based upon its topography, farming, history and settlement patterns. Secondly, there are specific environmental assets, including nature conservation and biodiversity interests, and features of historic value (including geologically and geomorphologically important features).
- 5.187 The majority of the natural landscape falls within either the Historic Arden or Dunsmore landscape character areas. The district also contains a large number of environmental assets, including features of historic interest, geological / geomorphological significance and particular habitats of nature conservation interest. These range from Sites of Specific Scientific Interest (SSSIs) to Local Nature Reserves and significant tracts of woodland deemed to be ancient in origin. There are also many other sites and features that are subject to non-statutory designations, such as Local Wildlife Sites identified through the Habitat Biodiversity Audit, that reflect their particular contribution to biodiversity.
- 5.188 Through the policies set out below and elsewhere in this Plan, the Council will aim to assist in maintaining the current high quality of the natural environment, particularly sensitive habitats and areas of landscape value. It will also aim to improve the quality of the natural environment, particularly in areas where there are opportunities to improve public access and enjoyment of such assets and deliver opportunities to improve habitat connectivity both within the district and the wider sub-region.

## NE1 Green Infrastructure

The Council will protect, enhance and restore the district's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy. The natural environment will be planned for at a variety of spatial scales:

- a) sub regional level, crossing administrative boundaries;
- b) district-wide scale;
- c) town-wide scale, and at;
- d) local and neighbourhood scales.

The Council recognises the Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy and will support the periodic updating of this important strategic document.

The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership, to plan for green infrastructure at a landscape scale;

- protecting and enhancing existing habitats and restoring fragmented areas;
- ensuring access to natural green space; and
- improvements to landscape character.

### Explanatory Text

- 5.189 National policy places great importance on the natural environment and the planning system's environmental role in delivering and securing sustainable development. This includes protecting the natural environment, improving biodiversity, using natural resources prudently and mitigating the effects of adapting to climate change. Through the policies in this local plan and partnership working the Council will help to enhance the natural environment, through the protection of specific sites of nature conservation or scientific interest, networks of green infrastructure and biodiversity and natural resources. Green infrastructure is capable of delivering a wide range of "ecosystem services" – essentially benefits for people, nature and the economy such as improvements to health and wellbeing, protection of species and flood and disease control. The Council acknowledges that successful management of the natural environment depends upon a range of sectors including farming and agriculture, voluntary and third sector organisations, private landowners and public sector bodies.
- 5.190 It is widely acknowledged that the natural environment remains under threat from a variety of forces. The Warwickshire, Coventry and Solihull Green Infrastructure Strategy recognises this and one of its aims is to connect identified ecological networks so that they are more resilient to current and future pressures; and, where possible, introduce net gains for biodiversity. The Local Nature Partnership for Warwickshire, Coventry and Solihull draws together a range of partners, including Warwick District Council, and will help oversee the delivery of the aims of the sub-regional strategy.
- 5.191 At district and town level the Council will address deficiencies and seek improvements, including for accessible natural green space, as identified in the Green Space Strategy and the Green Infrastructure Study and any subsequent updates to these documents. At the local and neighbourhood scale, the Council will expect individual development proposals to take a positive, integrated approach to designing green infrastructure, as set out in other Plan policies. The Council will welcome Neighbourhood Plans that recognise the importance of green infrastructure and the natural environment and promote policies for its protection
- 5.192 The Green Infrastructure Study 2010, and evidence supporting the Green Space Strategy 2012, identified gaps in accessible natural green space, utilising the methodology developed by Natural England. Therefore the Council will aim to address these deficiencies, in particular at the strategic town and district-wide scales. The Council has identified a number of opportunities to address this, including a Country Park to the south of Warwick and a network of existing assets to the north of Kenilworth that, if enhanced and connected, could function as a Country Park. Other projects currently



identified include the greening of the urban environment through tree planting, enhancements to the historic Arden landscape and wetland habitat creation to alleviate flooding.

- 5.193 The Council recognises the multifunctional nature of green infrastructure. Consequently it is promoted in a number of other policies in this plan, including climate change, design, provision of open space and flooding and water.
- 5.194 Green and open spaces are an important element of green infrastructure provision. The Council's Green Space Strategy sets out how it will provide, manage and develop green space in the future. Further information and policies relating to open spaces are addressed in the Inclusive, Safe and Healthy Communities section of this Plan.

## NE2 Protecting Designated Biodiversity and Geodiversity Assets

The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.

### Sites of National Importance

Sites of Special Scientific Interest (SSSI) are of national importance; therefore, development will not be permitted which will destroy or adversely affect these unless, in exceptional circumstances, it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.

Where development is permitted that has an adverse impact on a SSSI, whether direct or indirect, measures to enhance the condition of the site will be required.

### Sites of Local Importance

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;

- a) Ancient Woodland, aged and veteran trees;
- b) Local Nature Reserves;
- c) Local Wildlife Sites and potential Local Wildlife Sites;
- d) Local Geological Sites;
- e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance.

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:

- i. the proposal is justified against the above criteria, and
- ii. 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.

### Explanatory Text

- 5.195 The district's existing biodiversity and geodiversity assets provide the building blocks for the natural environment. National planning policy imparts great importance to the protection and enhancement of these features. One of its objectives is to strive for net gains in biodiversity and increasing connectivity

of green infrastructure networks. 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. In addition, potential Local Wildlife Sites (pLWS) can be of equal importance to Local Wildlife Sites (LWS) and thus will be afforded the same status until such 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.

- 5.196 Developers should check for the presence of European protected species on development sites and seek professional advice to ensure that their proposals safeguard any such species that are identified. Other protected, rare or endangered species should be taken into consideration in any development proposals. These include those species identified through national and local biodiversity action plans.
- 5.197 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. 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; its associated Assessment Guide should be used wherever relevant.
- 5.198 Alongside Local Geological Sites, other areas of importance for geology and geomorphology are identified in the Warwickshire Geodiversity Action Plan.
- 5.199 This policy will identify and protect the most valuable designated features that contribute to geodiversity and the abundance and diversity of wildlife and its habitats. The policy will also seek to minimise the adverse effects on these assets where conflicts are unavoidable. In doing so the Council will apply the approach that the outcome of development should result in no net loss of biodiversity and geodiversity.

### NE3 Biodiversity

New development will be permitted provided that it protects, enhances and / or restores habitat biodiversity.

Development proposals will be expected to ensure that they:

- a) lead to no net loss of biodiversity, and where possible a net gain, where appropriate, by means of an approved ecological assessment of existing site features and development impacts;
- b) protect or enhance biodiversity assets and secure their long term management and maintenance, and;
- c) avoid negative impacts on existing biodiversity.

Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.

### Explanatory Text

- 5.200 Helping to secure improvements to biodiversity is one of the key roles in achieving sustainable development. National policy is aimed at halting the net loss of biodiversity and striving for gains. The loss of habitats and species, whether from designated sites or not, is a key issue to be addressed. Wildlife habitats have a wide variety of functions and contribute to a range of ecosystem services, including the provision of food and assisting in regulating climate.
- 5.201 All development proposals will be expected to avoid negative impacts on existing biodiversity. Where this is not possible, mitigation measures should be identified; if these are not possible on site, then they should be offset elsewhere as a compensatory measure. In this instance, development proposals should be guided by the Council's approach to biodiversity offsetting as set out in the Warwickshire, Coventry and Solihull Green Infrastructure Strategy, or any subsequent update to this document and

national policy. In all instances, the long-term management and maintenance of ecological features must be demonstrated. In order to assist in ecological assessments the Warwickshire Biological Records Centre should be consulted.

### NE4 Landscape

New development will be permitted that positively contributes to landscape character.

Development proposals will be required to demonstrate that they:

- a) integrate landscape planning into the design of development at an early stage;
- b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;
- c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;
- d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;
- e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;
- f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;
- g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas;
- h) maintain the existence of viable agricultural units, and;
- i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.

### Explanatory Text

- 5.202 The purpose of this policy is to ensure that significant landscape features are protected from harm and that landscape design is a key component in the design of new development. Planning applications will be required to submit a landscape analysis and management plan in appropriate cases. This should take into account evidence on landscape including the Warwickshire Landscape Guidelines, Warwickshire Historic Landscape Characterisation Study, the Warwickshire, Coventry and Solihull Green Infrastructure Strategy and data obtained from the Warwickshire Historic Environment Record.
- 5.203 In accordance with national guidance, the Council will support the identification of local areas of tranquillity, including through neighbourhood plans, which remain relatively undisturbed by noise and are valued for this reason.
- 5.204 The Council has undertaken local landscape analysis with regard to its development strategy options. These have taken account of the cumulative effects of development and potential concerns regarding coalescence, amongst other things. Where relevant, development proposals should be guided by the recommendations in this local evidence.

### NE5 Protection of Natural Resources

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:

- a) do not give rise to soil contamination or air, noise, radiation, light or water pollution where the

- level of discharge, emissions or contamination could cause harm to sensitive receptors;
- b) ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors;
- c) do not result in a reduction in the quality or quantity of groundwater resources; 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 that would physically disturb an aquifer;
- d) avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes;
- 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;
- f) 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.

## Explanatory Text

### Contamination and pollution

- 5.205 Preventing and alleviating pollution and minimising the risk to human health and the environment are key objectives of sustainable development. Pollution can arise from a variety of operations and development types as well as the construction of development itself. It is important therefore that the issue of pollution control is addressed at the development stage. National planning policy attaches great importance to controlling and minimising pollution. It states that pollution effects (including cumulative effects) are considerations for Local Plans in relation to the potential impact on land use. The environmental effects of development shall be assessed and, where necessary, measures for mitigation adopted.
- 5.206 One of the objectives of this policy is to protect the environmental quality of the district by ensuring that firstly, where there is evidence of contamination, land is made “fit for purpose”, and secondly, pollution arising from new development does not harm sensitive receptors. Sensitive receptors are defined as features prone to damage from pollution, e.g. land, the uses of land, public health, controlled waters, general amenity and the natural environment.
- 5.207 It is recognised that the control of pollution is a complex process involving a wide range of agencies and this policy is not intended to duplicate controls that are the statutory responsibilities of other bodies, for example the Environment Agency. Particular consideration will be given to the appropriateness of development locations in relation to other land uses, particularly housing, and natural resources such as biodiversity assets.
- 5.208 The Council will liaise with the relevant statutory bodies to determine the potential impacts of development and the extent to which such effects can be mitigated through appropriate design, construction or regulation. The effectiveness of mitigation will be taken into account when considering proposals. Where an Environmental Statement is required, the Council will expect any issues referred to in this policy to be addressed. In the case of an outline application, the Environmental Statement should be submitted at the outline stage.

### Agricultural Land

- 5.209 The majority of the district is in use for agriculture and the quality of the land varies across the district, with the majority being classified as being the best and most versatile. This is defined as land in grades 1, 2 and 3a of the Agricultural Land Classification. This land is most responsive to a variety of agricultural inputs and crops and should therefore be protected in recognition of the increasing need

to produce food locally due to climate change. This need is increasing due to the anticipated reduction in the ability of countries continuing to export food to the UK due to increased flooding, erosion or drought. Development affecting the best and most versatile agricultural land will not be permitted unless there is an overriding demonstrable need for the development and it can be shown that development of lower grade land would have adverse sustainability impacts, such as on biodiversity, natural resources, landscape character, the conservation of heritage assets and through the creation of unsustainable patterns of development.

### Minerals

- 5.210 As the local Minerals Planning Authority, Warwickshire County Council is currently preparing a Minerals Plan to replace the Minerals Local Plan 1995. This new plan will identify new minerals sites within Warwickshire and provide the framework for assessing planning applications for mineral development proposals. Warwickshire County Council has defined Minerals Safeguarding Areas (MSAs) to ensure that the known locations of important minerals are not needlessly sterilised by non-mineral development, although MSA designation carries no presumption that resources will be worked. The defined MSAs are shown on the Policies Map. Applicants should consult Warwickshire County Council where a proposal lies within a MSA, to establish the existence and extent of the resource, the potential need for a minerals assessment and the possibility for prior extraction where appropriate. When the Minerals Plan is adopted, the Policies Map will be updated to reflect any changes to the approach to minerals safeguarding and any potential allocations.

### **NE6 High Speed Rail 2 (HS2)**

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.

### Explanatory Text

- 5.211 The safeguarded route in relation to the proposed High Speed 2 rail link ("HS2") is shown on the Policies Map. 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
- 5.212 The powers to build and operate HS2 are established in the High Speed Rail (London - West Midlands) Act. This Act gives 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.
- 5.213 The HS2 Act establishes a special planning regime for the approval of certain details including the design and external appearance of works including buildings and earthworks (under Schedule 17). 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 Act for the consideration of that matter. The special planning regime put in place by the HS2 Act is similar to that contained in the Crossrail Act and Channel Tunnel Rail Link Act.
- 5.214 When considering requests for approval under the special planning regime Warwick District will, within the provisions of the Act, seek appropriate mitigation.

### **NE7 Use of Waterways**

The waterways can be used as tools in place making and place shaping, and contribute to the creation of

sustainable communities. Therefore, any development should not:

- a) adversely affect the integrity of the waterway structure;
- b) adversely affect the quality of the water;
- c) result in pollution due to unauthorised discharges and run off or encroachment;
- d) adversely affect the landscape, heritage, ecological quality and character of the waterways;
- e) adversely affect the waterways potential for being fully unlocked or discourage the use of the waterway network.

#### Explanatory Text

- 5.215 Water quality must be preserved and improved wherever possible; foul, polluted or contaminated water or the discharges of trade or sewage effluent are not normally accepted on water quality grounds, due to the relatively static nature of canal water. Detailed information will need to be submitted to the Canal & River Trust, including calculations showing the relevant catchment areas, run-off quantities, outfall size(s) and location(s) and the sizing of oil and silt traps that will be required for their assessment. This must be undertaken prior to the submission of a planning application for development. Advice from the Environment Agency may also be required.
- 5.216 Whilst regeneration and reuse is to be supported, there are clear reasons for managing the type and nature of new development in order to protect the environment. These include the presence of many listed buildings and their settings and the natural environment and biodiversity, some of which has evolved as a direct result of the former neglect of the waterways. The historic environment includes buildings and structures pertaining to the previous uses of the canal network as a major carrier of goods and includes wharfs, towpaths, bridges and buildings that may be listed nationally or included on local lists or of interest because of their historic industrial importance to the local area.

# 6 Delivery and Monitoring

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## Introduction

- 6.1 The Local Plan aims to be aspirational but realistic. It needs to be deliverable and it needs to deliver the objectives set out in the Vision, Issues and Objectives section. It is important that its delivery is monitored so that delivery mechanisms can be improved over time. If necessary, the Plan can be reviewed if it becomes apparent that it is either not being delivered as intended or is not delivering the Plan's objectives
- 6.2 The purpose of this chapter is to set out the Council's approach to the delivery of the Local Plan, which will help to ensure the Plan is effective and achieves its vision and objectives. This includes:
- A developer contributions policy;
  - A viability policy for specific planning proposals;
  - An on-going assessment of Plan viability;
  - Development Plan Documents to align with this Plan;
  - Development Briefs and Supplementary Planning Documents;
  - An Infrastructure Delivery Plan;
  - The potential to use compulsory purchase to bring forward essential elements of the Plan;
  - Ongoing work relating to duty to co-operate;
  - Circumstances for reviewing the Plan;
  - The development management process;
  - Preparation of an annual monitoring report.

## Plan Delivery Policies

### DM1 Infrastructure Contributions

Development will be expected to provide, or contribute towards provision of:

- a) Measures to directly mitigate its impact and make it acceptable in planning terms, and
- b) Physical, social and green infrastructure to support the needs associated with the development.

Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan.

The Council will, where appropriate, seek to secure site-specific infrastructure investments and / or contributions as well as off-site contributions and / or investments. The nature and scale of these will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account.

Developer contributions in the form of Planning Obligations and / or Community Infrastructure Levy (CIL) will contribute towards strategic infrastructure required to support the overall development in the Plan.



The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.

#### Explanatory Text

- 6.3 New development places pressure on existing infrastructure, such as schools, roads, open spaces, sports facilities, health facilities, emergency services and community halls. It is therefore important that new development proposals provide for or, contribute towards, investment in infrastructure. This is key to ensuring that cohesive communities and a good quality of life are achieved for both existing communities and emerging communities.
- 6.4 This policy seeks to support policies elsewhere within the Local Plan to ensure that appropriate mechanisms are in place to secure these contributions. The Community Infrastructure Levy (CIL) will be a key part of this. CIL contributions will be required from all viable development types (except those exempted within the CIL scheme) to contribute towards strategic offsite infrastructure. In parallel with the CIL scheme, contributions will also be sought towards the provision of on-site infrastructure and other offsite infrastructure that is not included with the CIL Regulation 123 list. This will be negotiated through planning obligations (e.g. section 106 agreements).
- 6.5 It is important that the cumulative impacts of all the development proposed in this Plan are taken into account in agreeing contributions. Some infrastructure impacts occur as a result of an accumulation of development. For instance, it may be the case that a particular development does not in itself trigger the need for a new road junction, but in combination with other developments a new road can be demonstrated as necessary. In this case, it is important that all developments contribute, not just the development that comes forward at the time the junction requirement is triggered. For this reason, the cumulative impacts of development will be considered in calculating appropriate levels of infrastructure contributions.
- 6.6 A key aspect of this policy will be the Infrastructure Delivery Plan (IDP). This will set out what infrastructure is required, when it is required, how much it will cost and what part of the overall cost will require contributions from development. It is important that this is kept up to date along with the evidence base that informs the IDP.

#### DM2 Assessing Viability

Developments will be expected to comply with the policies set out elsewhere in this Plan (including those policies that refer to the provision and funding of infrastructure), unless it can be demonstrated that the policies will result in the development being unviable.

Applicants should discuss viability concerns with the Council at the earliest possible stage in the development process.

Proposals that are unable to comply with the Plan's policies on viability grounds must be accompanied by a detailed Viability Assessment. The Viability Assessment will be independently reviewed by a viability specialist appointed by the Council at the applicant's expense.

Where the Viability Assessment demonstrates that the Plan's policies are likely to impact on the viability of a proposal, the applicant should discuss the implications of this with the Council.

#### Explanatory Text

- 6.7 National planning policy requires that careful attention is given to viability and the costs of development. For plans to be deliverable, development must be viable and should not be subject to

obligations and policy burdens that undermine viability. Development should provide competitive returns to a willing landowner and willing developer.

- 6.8 The Council has undertaken a viability assessment of the proposals in this Plan, including requirements for affordable housing and development standards. The viability assessment has also been cross-referenced to the likely infrastructure costs associated with the Plan. This work indicates that as a whole, the Plan’s proposals are viable; in the main, development proposals should be able to comply with the policies of the Plan and contribute to the costs of infrastructure through the CIL scheme without threatening viability.
- 6.9 However, specific circumstances may arise that mean planning obligations and policies make a development unviable that would otherwise contribute positively to the delivery of the Plan. In these cases, applicants will be expected to demonstrate how planning obligations and policies result in the development being unviable by preparing a Viability Assessment. The Viability Assessment should be undertaken in accordance with the RICS guidance note on “Financial Viability in Planning” or any updates of this guidance.
- 6.10 The Council will appoint a viability specialist to undertake an independent review of the Viability Assessment. Where this independent review supports the case that planning obligations and policies will result in the development being unviable, the Council will negotiate with applicants to agree which policies or planning obligations will be compromised and to what extent. The applicant will be required to fund the independent review of the Viability Assessment

## Delivery and Monitoring

Delivery and Monitoring Activities	
Area of Activity	Description of Activity
An on-going assessment of Plan viability	Factors affecting the viability of the Plan and the delivery of specific proposals within the Plan will be monitored on an annual basis. This will include changes to land values, the housing and the employment markets, development costs and the impact of the planning obligations and policies associated with this Plan. Where these factors indicate a significant change, the Plan Viability Assessment will be reviewed. This in turn will inform the need to review the CIL scheme and the policies of the Plan
Development Plan Documents to align with this Plan	Within the Plan period, the Council will seek to adopt three Development Plan Documents to align with the Plan: <ul style="list-style-type: none"> <li>• Gypsy and Traveller Site Allocations DPD</li> <li>• Canalside DPD</li> <li>• Leamington Town Centre Area Action Plan</li> </ul>
Development Briefs and Supplementary Planning Documents	To support the delivery of the Plan, the Council will review or adopt Development Briefs and Supplementary Planning Documents / Guidance in relation to the following: <ul style="list-style-type: none"> <li>• Parking Standards;</li> <li>• Residential Design;</li> <li>• Affordable Housing;</li> <li>• Sustainable Buildings;</li> <li>• Green Space;</li> <li>• Health Impacts (in conjunction with Public Health);</li> </ul>

## Delivery and Monitoring Activities

### Area of Activity

### Description of Activity

An Infrastructure Delivery Plan	<ul style="list-style-type: none"> <li>• East of Kenilworth Development Brief;</li> <li>• Whitnash East / South of Sydenham Development Brief.</li> </ul> <p>An Infrastructure Delivery Plan (IDP) will be prepared and maintained, setting out:</p> <ul style="list-style-type: none"> <li>• Infrastructure requirements associated with the Plan and any DPDs prepared that align with this Plan</li> <li>• The costs of infrastructure requirements</li> <li>• Sources of funding for infrastructure</li> <li>• Infrastructure delivery mechanisms and responsibilities</li> </ul> <p>The IDP will be supported by a sound evidence base, prepared and maintained in partnership with infrastructure providers</p> <p>The IDP will be reviewed on at least a biannual basis to take account of updated evidence, changing opportunities and requirements and market forces</p>
The potential to use compulsory purchase orders to bring forward essential elements of the Plan	<p>The Council will consider the use of compulsory purchase order (CPO) powers to ensure land is available to deliver essential infrastructure and other essential elements of the Plan</p>
Ongoing work relating to duty to co-operate	<p>The Council will continue to co-operate with other councils and bodies to ensure that cross-border issues of strategic significance are addressed. This will cover a range of issues including housing provision, employment land, green belt and infrastructure planning and delivery.</p>
Neighbourhood Plans	<p>The Council will support the preparation and adoption of Neighbourhood Plans. Neighbourhood Plans should be in general conformity with the policies and proposals in this Local Plan. 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.</p> <p>Where Neighbourhood Plans come forward and are “made”, they 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.</p> <p>The Council will ensure that priorities identified in neighbourhood plans for enhancing or providing new facilities will be aligned with the infrastructure delivery plan. 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</p>

## Delivery and Monitoring Activities

### Area of Activity

### Description of Activity

	on behalf of the community in which the development is located.
Reviewing the Plan	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. The circumstances in which the Plan will be reviewed are set out in Policy DS19. Policy DS19 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.
The development management process	The process for determining planning applications is central to the delivery of the Local Plan. Planning applications will be determined in accordance with the policies and proposals in this Plan and national planning policy. To aid the process for determining planning applications, applicants should understand the relevant sections of the Plan and any support documents and guidance and should ensure that proposals comply with the proposals and policies prior to submission. To assist in this, the Council welcomes pre-application discussions. Where proposals do not accord with the Plan's proposals and policies they will not normally be approved.
Monitoring the Local Plan	The delivery and impact of the Plan's proposals and policies will be monitored on an annual basis. This information will be collated and presented in an annual monitoring report. The annual monitoring data will be used to assess the ongoing effectiveness of the Plan and to inform decisions about the need to review the Plan and associated documentation.

# Glossary

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This glossary of terms is intended to act as a reference point for unfamiliar or technical terms included in the Local Plan. Unless stated these are not definitive or legal descriptions.

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions for it to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Aged or veteran tree:** A tree that, because of its great age, size or condition, is of exceptional value for wildlife, the landscape, or culturally.

**Age-friendly housing:** Housing that can respond effectively to older people’s changing health and social care needs over time and that supports independent living for longer

**Air Quality Management Areas (AQMA):** Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

**Amenity:** The extent to which people are able to enjoy public places and their own dwellings without undue pollution, disturbance or intrusion from nearby uses.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD.

**Annual Monitoring Report (AMR):** The report prepared by the Council to assess the implementation of the Local Development Scheme and the extent to which the policies of the Development Plan are being achieved.

**Area of search:** A broad area within which particular development may be acceptable subject to detailed considerations.

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3a of the Agricultural Land Classification.

**Biodiversity:** The whole variety of life encompassing all genetics, species and ecosystem variations including plants and animals.

**Biodiversity offsetting:** Conservation activities that are designed to give biodiversity gain to compensate for residual losses. This is different from other types of ecological compensation as it needs to show measurable outcomes that are sustained over time.

**Broadband:** A high-capacity transmission technique using a wide range of frequencies, which enables a large number of messages to be communicated simultaneously. The three most common types of fixed-line

broadband in the UK are ADSL, cable and fibre. In the UK, **superfast broadband** is defined as a connection with download speeds of 24Mb or above, usually achieved with a fibre optic line.

**Brownfield land:** See the definition of *previously developed land* below.

**Climate change adaptation:** Adjustments to natural or human systems in response to actual or expected climatic factors or their effects (including from changes in rainfall and rising temperatures) which moderate harm or exploit beneficial opportunities for climate change mitigation.

**Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Combined heat and power (CHP):** An efficient technology for generating electricity and heat together. A CHP plant is an installation generating usable heat and power simultaneously (usually electricity) in a single process. The heat generated in the process is utilised via suitable heat recovery equipment for a variety of purposes including industrial processes and community heating.

**Community Infrastructure Levy (CIL):** A levy that local authorities can choose to charge on new developments in their area, according to the Community Infrastructure Levy Regulations. In areas where a community infrastructure levy is in force, land owners and developers must pay the levy to the local council. The charges are set based on the size and type of new development. The money raised from the community infrastructure levy can be used to support development by funding infrastructure that the council, local community and neighbourhoods want, like new or safer road schemes, park improvements or a new health centre.

**Comparison shopping:** The provision of retail goods not obtained on a frequent basis i.e. televisions, carpets.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation area:** Specifically designated areas of architectural or historic interest, the character of which it is important to maintain or enhance.

**Convenience shopping:** The provision of everyday essential items such as food.

**Density:** A measure of the number of dwellings per hectare (ha).

**Development brief:** A detailed planning document relating to a specific site or area that provides detailed guidance on the nature and form of the type of development that may take place there. Development briefs use the Local Plan as a first point of reference with which to build upon and create a document with a greater level of detail.

**Development Plan:** This includes adopted Local Plans, neighbourhood plans and other plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Economic development:** Development, including those within the B Use Class, public and community uses and main town centre uses (but excluding housing development).

**Edge of centre:** For retail purposes, a location that is well-connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Environmental Impact Assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Farm diversification:** The development of farm-based non-agricultural activities to support farming incomes.

**Freeboard:** Related to flooding; an allowance to take account of a) physical processes that affect the defence level, that have not been allowed for in the design water level and b) adverse uncertainty in the prediction of physical processes that affect the defence level.

**Geodiversity:** The variety of rocks, fossils, minerals and natural processes.

**Green belt:** Land allocated within the Plan that is intended to prevent urban sprawl by keeping land permanently open in character and appearance. Guidance on green belt policy is contained in the National Planning Policy Framework. The Local Plan defines detailed boundaries of green belt land.

**Greenfield land:** Undeveloped or vacant land not included in the definition of previously developed land, as set out below

**Green infrastructure:** A network of multi-functional green space, in both urban and rural areas, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Growth villages:** Villages that have a reasonable range of services and facilities. The Settlement Hierarchy Report 2014 identifies Growth Villages as being the most suitable for housing growth according to a range of sustainability indicators. New housing development in these villages will provide the opportunity for newly-forming households to stay in the area and for existing households to move house as their circumstances change. It will also provide for affordable housing and help to support existing services and facilities.

**Habitat Biodiversity Audit (HBA):** Refers to the partnership project launched in 1995 to provide up to date readily accessible ecological data across Warwickshire, Coventry and Solihull.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include nationally designated heritage assets and those assets identified by the local planning authority (including on local lists).

**High Speed Two (HS2):** Proposed high speed rail line and associated infrastructure between London and the West Midlands (Phase One) and on to Manchester and Leeds (Phase Two).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic landscape characterisation:** A programme involving desk-based mapping and analysis of the historical and cultural origins and development of the present landscape, intended to inform understanding and management of the historic landscape resource and to establish an integrated approach to its sustainable management.

**Houses in Multiple Occupation (HMOs) and student accommodation - 100m radius:** The 100m radius is used to calculate concentrations of HMOs and student accommodation in accordance with Policy H6. The calculations are undertaken as follows:

- Measurements are taken from the centre point of the front elevation of the application property
- All properties that fall within the 100m radius circle (whether fully or partially) are to be counted.
- For the purposes of the calculation, each flat in a block of flats needs to be counted as one dwelling unit.
- Each HMO cluster (self-contained unit) within a student accommodation block needs to be counted as one dwelling unit

**Internationally, nationally and locally designated sites of importance for biodiversity:** All international (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national (Sites of Special Scientific Interest) and local sites (including Local Wildlife Sites) of identified ecological / biodiversity interest.

**Limited infill villages:** Villages identified as having a lower level of services and facilities than Growth Villages but where limited infill development will help to deliver a wider choice of housing and support services in nearby Growth Villages. In the case of Limited Infill Villages washed over by the Green Belt, the type and scale of permissible development will be more limited.

**Listed buildings:** Relates to buildings that are statutorily designated for their architectural or historic interest and are legally protected to ensure their retention.

**Local Enterprise Partnership:** A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. Coventry and Warwickshire Local Enterprise Partnership is the relevant body for the local area.



**Local Nature Partnership:** A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it. Warwickshire, Coventry and Solihull Local Nature Partnership is the relevant body for the local area.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

**Local Nature Reserves (LNRs):** Relates to land of local significance, designated and conserved for its wildlife interest by local authorities in consultation with Natural England.

**Local Transport Plans:** A five-year integrated transport strategy setting out the aims, objectives and policies for achieving more sustainable and integrated transport. Local Transport Plans are prepared for the whole county area.

**Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Market housing:** Housing either bought or rented on the open market that does not meet the definition of Affordable Housing.

**Masterplan:** A masterplan is a formal planning tool designed to ensure that the development of a site is integrated and best use is made of the land. It will set out a vision for the entire site, but is not intended to dictate the detailed planning of every element. It is a flexible guideline that sets out a cohesive plan, but also allows for changes and adaptations that will inevitably occur as a site is developed.

**Material planning consideration:** An issue that may legitimately be taken into account when deciding a planning application or in an appeal against a planning decision.

**Mineral Safeguarding Area:** An area designated by Minerals Planning Authorities, which covers known deposits of minerals that are to be kept safeguarded from unnecessary sterilisation by non-mineral development.

**Mixed use development:** Development that incorporates a range and variety of uses within a single development site; e.g., retail, residential and business.

**Neighbourhood Plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Objectively assessed need:** In the context of national guidance, need for housing refers to the scale and mix of housing and the range of tenures that is likely to be needed in the housing market area over the plan period, which should cater for the housing demand of the area and identify the scale of housing supply necessary to meet that demand. Assessing development needs should be proportionate and does not require local councils to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

**Older people:** People approaching or over retirement age (the active, newly-retired through to the very frail elderly), whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Open countryside:** Those areas lying outside built up areas and Limited Infill Villages.

**Open space:** All open space of public value, including land and areas of water (such as rivers, canals, lakes and reservoirs) that offer important opportunities for sport and recreation and act as a visual and physical amenity.

**Out of centre:** A location that is not in or on the edge of a town centre, but that is also not necessarily outside the urban area.

**Out of town:** A location outside a town centre that is also outside the existing urban area.

**Park and ride:** An initiative whereby car parking areas are provided at the edge of an urban / built up area and frequent public transport is provided linking this site to the town centres or other foci of travel demand.

**Plan review:** A Local Plan can be reviewed in whole or in part to help the local planning authority respond flexibly to changing circumstances, by allowing it to update elements of the plan or its policies. Where evidence signals a substantial and sustained change to the context of the Local Plan, this will trigger a partial or complete review of it.

**Planning and Compulsory Purchase Act:** The Act of Parliament which introduced the legislation associated with the new planning system in 2004.

**Planning conditions:** A method to control development; can only be imposed on planning permissions where there is a clear land use planning justification for doing so. The Local Planning Authority is required to give clear, full and precise reasons for any conditions imposed. A test of a legitimate condition is if the proposal may have been refused without it.

**Planning obligation:** A legally enforceable obligation, entered into under section 106 of the Town and Country Planning Act 1990, intended to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site that encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

**Policies Map:** A map that identifies the location of any geographically specific policies and proposals within the local plan. The Policies Map forms part of the local plan and should be read alongside the written statement.

**Pollution:** Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

**Previously developed land:** Land that is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage can be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Primary and secondary frontages:** Primary frontages are likely to include a high proportion of retail uses that may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

**QBAR:** Qbar is the mean annual flood flow from a rural catchment ( $m^3/s$ )

**Registered parks and gardens:** Parks and gardens that appear on the Register of Parks and Gardens of Special Historic Interest compiled by Historic England.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Reshore:** to move a business or part of a business that was based in a different country back to its original country.

**Rural enterprise:** A rural business that depends upon, or supports, the rural environment or a rural community.

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be developed for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Safeguarding zone:** An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.

**Scheduled monument:** A site of archaeological or historical interest that is statutorily protected in order to ensure its preservation. The Ancient Monuments and Archaeological Areas Act 1979 imposes stringent controls on works affecting these monuments.

**Section 106 agreement:** A legal agreement that ensures development provides an appropriate range of community and infrastructural benefits, relating to the requirements of the planning permission. Section 106 agreements are the principle means of securing planning obligations.

**Sequential approach:** A means of determining the most appropriate locations for various types of development. Sites can be assessed, measured and, if necessary, ranked against a range of criteria to determine the optimum location. The sequential approach is defined in the National Planning Policy Framework (for example in relation to town centres and flooding).

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to current and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Site of Special Scientific Interest (SSSI):** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Sport England:** The national body responsible for the strategic lead of sport in England, delivering the government's sporting objectives, developing a framework for the country's sporting infrastructure and distributing lottery funding to sporting projects across the country.

**Statement of Community Involvement:** A statement setting out the standards which local authorities will achieve in involving local communities in producing Local Development Documents and planning applications.

**Supplementary planning documents:** Documents that add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Surface Water Drainage:** Drainage systems created to deal with the efficient disposal of rainwater that falls on a proposed development site.

**Sustainability appraisal:** A formal, systematic process evaluating the social, economic and environmental impacts of policies, plans or programmes incorporating the requirements of EC Directive 2001/42/EC.

**Sustainable development:** Resolution 42/187 of the United Nations General Assembly defines sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

**Town centre:** Area defined on the Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Transport assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

**Travel plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

**Urban area:** The urban areas are identified on the Policies Map and are Royal Leamington Spa, Warwick, Kenilworth and Whitnash. These are highly sustainable locations with a wide range of services and facilities including schools, shops, cultural and recreational provision 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.

**Use Classes Order:** A statutory instrument within the town and country planning system, which sets out categories of uses to clarify when planning permission is not required for the development of land, including the making of a material change in the use of any buildings or other land. Changes within the classes do not normally need permission, whereas changes between the classes normally do.

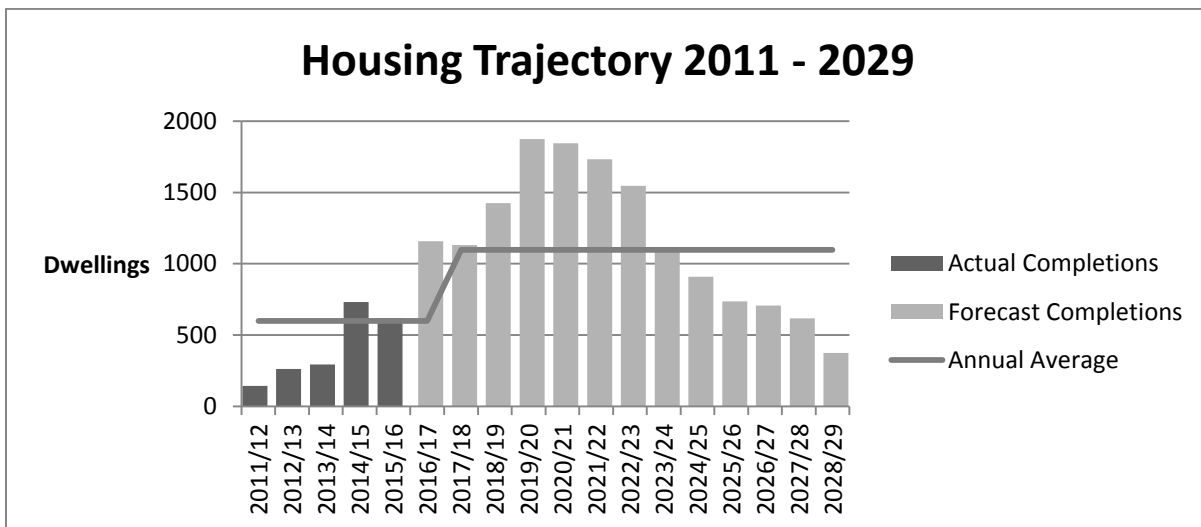
**Viability:** This can have two meanings:

- an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project. Essentially it is the ability to attract investment and business.
- To be capable of existing / surviving successfully. The term is often used in the context of whether town centres are able to exist as viable retail areas.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

**Windfall sites:** Sites that have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

## Appendix A – Housing Trajectory 2011 - 2029



## **Appendix B - Vision and strategic objectives for DS20 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 a new link road from the A46 around the southern edge of the city, improved rail and other public transport connections serving the University of Warwick and the provision of 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 degrees of physical capacity.

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.

### **Objectives**

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: -

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 strategic road infrastructure where required
- Strategic road infrastructure will be phased throughout the life of the developments, with a framework in place to share full scheme costs equitably amongst developers in the wider area
- Provision of park and ride opportunities to serve commuters travelling into Coventry and the Warwick / Leamington / Kenilworth areas
- Designing layouts for new housing and amenity areas that allow for the use of modes of transport other than the private car

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 local facilities are 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 to 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 sought for the area.

Community Facilities – the provision of suitably located and accessible facilities and services to enable new developments within the area identified in DS20 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 community meeting spaces / multifunction buildings that can serve as community hubs as appropriate

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 adjacent to 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, to allow people to engage in pursuits conducive to a healthy and active lifestyle
- The development sites themselves (together with land safeguarded for potential future development) will be removed from the green belt.
- The status of the green belt in the rest of the area identified in DS20 will be maintained and 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 and to reinforce and strengthen 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 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 to it, in line with a masterplan
- Infrastructure helping to sustain 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 proposals for the sites being promoted
- The presence of HS2 and a potential new rail halt will themselves be drivers for economic growth; it will be important to ensure that opportunities for linkages to existing infrastructure and accessibility are created / maximised

Health and wellbeing – National Planning Guidance identifies the following aims in paragraph five 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 - Schedule of superseded policies and their replacements

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 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
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

<b>Local plan policy 1996 - 2011</b>	<b>Superseded by:</b>
	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
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

<b>Local plan policy 1996 - 2011</b>	<b>Superseded by:</b>
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
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	HE1 Designated Heritage Assets and their Setting
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	TR5 Safeguarding for Transport Infrastructure

Local plan policy 1996 - 2011	Superseded by:
Leamington Spa Park and Ride	
SSP6 Safeguarding Land for the Barford Bypass <i>(policy was not saved)</i>	
SSP7 Coventry Airport	
SSP8 Hatton Country World	