

**Table of Proposed Modifications to the Publication Draft Local Plan (Part 1)  
(to address identified issues of soundness)**

**January 2016**

**About these proposed modifications**

The proposed modifications to the Publication Draft shown in the table below have been prepared in February 2016 to specifically address the issues of soundness identified by the Inspector set out in his letter of 1<sup>st</sup> June 2015. The proposed modifications are based on the text of the Publication Draft Local Plan published in April 2014 as amended by the Focused Consultation published in October 2014.

A number of other amendments have been proposed in response to the consultations undertaken in May/June 2014 and November/December 2014. These have been shown in full in submission documents LP23 and LP23a. However, these amendments have not yet been subject to consultation and do not form part of current considerations. It is anticipated, subject to the agreement of the Local Plan Inspector, that any of these amendments that are substantive in nature, will form part of a future consultation following Examination hearings prior to finalising and adopting the Local Plan.

**Note: In the table below,**

**new text** is shown as follows: [where this has been](#)

**existing text to be retained** is shown as follows: which are assessed as being

existing text to be deleted is shown as follows: ~~needs to identify sites for~~

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
<b>Development Strategy</b>				
<b>Policy DS2 Providing the Homes the District Needs</b>				
Mod 1	14/15	Policy DS2	<p>Amend Policy DS2 to read</p> <p><b>STRATEGIC POLICY DS2: Providing the Homes the District Needs</b></p> <p>We will provide in full for the Objectively Assessed Housing Need of the District <a href="#">and for unmet housing need arising from outside the District where this has been agreed</a>. We will ensure new housing delivers the quality and mix of homes needed including</p> <ul style="list-style-type: none"> <li>a) Affordable homes</li> <li>b) A mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people</li> <li>c) Sites for gypsies and travellers</li> </ul>	To reflect the Coventry and Warwick Housing Requirements MoU
Mod 2	15	Para 2.6	<p>Amend para 2.6 to read</p> <p>National policy requires local planning authorities to boost significantly, housing supply. 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 <a href="#">in the housing market area. This means that all the Councils within the Housing Market Area need to work together, in line with the Duty to Co-operate, to ensure the housing need is met in full. This in turn means that the Council needs to play its part in meeting unmet housing need arising from outside the District. In this respect, the Council is party to a Memorandum of Understanding, agreed in October 2015, to accommodate some of Coventry's housing need within the District.</a> National policy also emphasises the importance of delivering a wide choice of homes by planning for a mix of housing based on current</p>	To clarify amendment to Policy DS2

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			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	
<b>POLICY DS4 Spatial Strategy</b>				
Mod 3	16	Policy DS4	<p>Amend Policy DS4 to read:</p> <p><b>STRATEGIC POLICY DS4: Spatial Strategy</b>  Allocated Housing and Employment will be distributed across the District to take account of the following:</p> <p>....</p> <p>b) where greenfield sites are required for housing, they should generally be located on the edge of <del>urban</del>-<u>built up</u> areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.</p> <p>....</p>	To clarify clause b) and to align with proposed amendments arising from consultation undertaken in May/June 2014 and to provide a clear strategic basis for the proposed site allocations
<b>Policy DS6 Level of Housing Growth</b>				
Mod 4	18	Policy DS6	<p>Amend Policy DS6 to read:</p> <p><b>POLICY DS6: Level of Housing Growth</b>  The Council will provide for <u>16,776</u> <del>12,860</del> new homes between 2011 and 2029</p>	To align with updated housing needs evidence and with the Coventry and Warwickshire Memorandum of Understanding for Housing Requirements
Mod 5	18	2.20	<p>Delete para 2.20 and replace with:</p> <p><a href="#">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</a></p>	To clearly explain the reasoning for the proposed level of housing growth

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason																				
			<a href="#">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.</a>																					
<b>Policy DS7 Meeting the Housing Requirement</b>																								
Mod 6	18/19	Policy DS7	<p>Amend Policy DS7 to read:</p> <table border="1"> <thead> <tr> <th colspan="2"><b>DS7 Meeting the Housing Requirement</b></th> </tr> </thead> <tbody> <tr> <td colspan="2">The housing requirement of 16,766 new homes between 2011 and 2029 will be met from the following categories:</td> </tr> <tr> <td>Sites completed between April 2011 and March 2015</td> <td><del>406</del><u>1483</u></td> </tr> <tr> <td>Sites with outstanding planning permission at <a href="#">1<sup>st</sup> April 2015</a></td> <td><del>1906</del><u>5161</u></td> </tr> <tr> <td><del>Sites with planning permission granted between 1<sup>st</sup> April 2013 and 31<sup>st</sup> December 2013</del></td> <td><del>1317</del></td> </tr> <tr> <td>An allowance for windfall sites coming forward <del>in the plan period between April 2015 and March 2029</del></td> <td><del>2485</del><u>1134</u></td> </tr> <tr> <td>Small Urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable</td> <td><del>393</del><u>230</u></td> </tr> <tr> <td>Consolidation of existing employment areas and canal-side regeneration</td> <td>200</td> </tr> <tr> <td>Sites allocated in this Plan</td> <td><del>6299</del><u>9,369</u></td> </tr> <tr> <td><b>Total</b></td> <td><del>13,006</del> <u>17,577</u></td> </tr> </tbody> </table>	<b>DS7 Meeting the Housing Requirement</b>		The housing requirement of 16,766 new homes between 2011 and 2029 will be met from the following categories:		Sites completed between April 2011 and March 2015	<del>406</del> <u>1483</u>	Sites with outstanding planning permission at <a href="#">1<sup>st</sup> April 2015</a>	<del>1906</del> <u>5161</u>	<del>Sites with planning permission granted between 1<sup>st</sup> April 2013 and 31<sup>st</sup> December 2013</del>	<del>1317</del>	An allowance for windfall sites coming forward <del>in the plan period between April 2015 and March 2029</del>	<del>2485</del> <u>1134</u>	Small Urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable	<del>393</del> <u>230</u>	Consolidation of existing employment areas and canal-side regeneration	200	Sites allocated in this Plan	<del>6299</del> <u>9,369</u>	<b>Total</b>	<del>13,006</del> <u>17,577</u>	<p>To update the proposed sources of supply to achieve the modified housing requirement set out in the amendments to Policy DS6. In particular to</p> <ol style="list-style-type: none"> <li>reflect the most recent data on completions and permissions and</li> <li>set out a revised windfalls allowance to reflect revised assumptions in line with the Inspector's findings.</li> <li>Update SHLAA site based on 2015 call for sites</li> <li>Revise allocations based on updates</li> </ol>
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Mod 7	19	2.21 to 2.24	Amend para 2.21 to 2.24 to read 2.21 The Council's approach to identifying land for housing is set out in the Spatial	To clearly explain the sources of supply proposed in the modifications																				

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			<p>Strategy above. <del>Taking account of completions, committed sites and an allowance for windfall sites, the Council needs to identify sites for an additional 6,746 new homes.</del> <u>In the context of completions since 2011, committed sites, an allowance for windfall sites and small urban SHLAA sites, the plan identifies sites for a potential 9,369 homes.</u> This allows for an element of flexibility in the event that some sites fail to come forward or are delivered with reduced capacities than that allowed for in the plan</p> <p>2.22 In addition to completions and commitments, the Council has made an assessment of windfall sites which are likely to emerge based on past trends and taking into account likely changes to those trends. Windfall sites have consistently played an important role in the housing supply of the District. <del>Between 2002 and 2013 the averaged 191 units a year (excluding garden land development), even with 3.5 years of a housing moratorium.</del></p> <p>2.23 The identified sites include small urban brownfield sites of between 5 and 50 dwellings which are assessed as being suitable and available for development in the Strategic Housing Land Availability Assessment. The balance of housing is provided on allocated brownfield and greenfield sites across the District, based on the priorities set out in the spatial strategy.</p> <p>2.24 The following Housing Trajectory shows the timeline for the delivery of housing across the plan period in relation to the annual average of the total requirement.</p> <p>Amended Housing Trajectory Graph is shown in <b>Appendix A</b> below</p>	to Policy DS7 and to set out the revised timeline for the delivery of housing across the plan period
<b>Policy DS10 Broad Location of Allocated Housing Sites</b>				
Mod 8	24/25	Policy DS10	Amend Policy DS10 to read  <div style="background-color: #e0e0ff; padding: 2px;"><b>DS10 Broad Location of Allocated Housing Sites</b></div>	To reflect proposed revised distribution of housing in line with Policy DS4

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p>Urban Brownfield sites <a href="#">1208</a></p> <p>Greenfield sites on the edge of Kenilworth <a href="#">1500</a></p> <p>Greenfield sites on the edge of Warwick, Leamington and Whitnash <a href="#">3270</a></p> <p><a href="#">Greenfield sites on the edge of Coventry</a> <a href="#">2245</a></p> <p>Sites within Growth Villages and the rural area <a href="#">1146</a></p> <p><b>Total</b> <a href="#">9,369</a></p>	
Mod 9	23	2.37 and 2.38	<p>Amend paras 2.37 to read</p> <p>2.37 The spatial strategy aims to meet housing needs of the District and the Housing Market Area by allocating sites <a href="#">in and adjacent to the main urban areas</a> and <del>in</del> the more sustainable villages. The Strategic Housing Land Availability Assessment identifies suitable and available sites. <del>across the four towns and adjacent to villages.</del> In line with the Council's aim of meeting housing needs in sustainable locations, the site selection exercise favoured sites firstly within the urban areas and then on the edge of urban areas. These locations are well placed to make best use of, and improve, the existing transport infrastructure and accessibility to jobs and services. Sites on the edge of urban areas are of sufficient size to deliver supporting services including schools, GP services and local centres as appropriate.</p> <p>2.38 In selecting sites on the edge of urban areas, non-Green Belt sites are favoured over Green Belt sites where possible. However, where there are no suitable non-Green Belt alternatives <a href="#">to meet an identified need</a>, sites are removed from the Green Belt to enable development to take place. This applies to land to meet the needs of <a href="#">Coventry</a>, <a href="#">Leamington</a>, Kenilworth, some of the villages and land on the edge of Lillington to assist in the regeneration of the area."</p>	To explain amendments to Policy DS10, in particular making reference to meeting Coventry's needs
<b>Policy DS11 Allocated Housing Sites</b>				

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
Mod 10	24/25/26	Policy DS11	Amend Policy DS11 as shown in <b>Appendix B</b> of this schedule of modifications	To identify sufficient specific allocated sites to address unmet need arising in Coventry and the reduced windfalls allowance
Mod 11	26/27/28	2.41 to 2.53	Amend paras 2.41 to 2.53 as shown in <b>Appendix B</b> of this schedule of modifications	To reflect changes to Policy DS11 and to explain the rationale behind the proposed additional sites
<b>Policy DS12 Allocation of Land for Education</b>				
Mod 12	28	Policy DS12	Amend Policy DS12 to read  <b>DS12 Allocation of Land for Education</b> 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, <a href="#">if deemed the most appropriate location</a> , a primary school.  <a href="#">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)</a>	To reflect proposals to allocate Southcrest Farm for housing as well as education as set out in Policy DS11
Mod 13	28	Para 2.56	Amend para 2.56 as follows:  2.56 Kenilworth Secondary School and 6 <sup>th</sup> Form: the existing school sites are allocated for housing within Policy DS11. The school is seeking to locate all its facilities on a single site. Further, the additional housing proposed in the Kenilworth priority area means that the school needs additional capacity if it is to continue to <del>offer the educational choice it currently provides</del> <a href="#">provide for the educational needs of the Town and surrounding area</a> . For these reasons, a new site for a secondary school in Kenilworth is required. In addition, the additional housing allocated in the Kenilworth area requires the provision of a new primary school. Over and above the educational <a href="#">land requirement, the site has capacity for housing, as set out in Policy</a>	To reflect proposals to allocate Southcrest Farm for housing as well as education as set out in Policy DS11

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			<u>DS11.</u> The land at Southcrest Farm, as shown on the Policies Map, is therefore allocated <del>for primarily for</del> educational purposes and other compatible uses as defined by policy HS5, <u>and for housing where there is surplus land over and above the educational requirement.</u>	
<b>Policy DS15 Comprehensive Development of Strategic Sites</b>				
Mod 14	30/31	Policy DS15	<p>Amend Policy DS15 to read:</p> <p>DS15 Comprehensive Development of Strategic Sites The sites to which this policy applies are (as shown on the Policies Map):</p> <p>a) South of Harbury Lane, including the former sewage works; b) West of Europa Way; <u>c) Thickthorn and sites allocated to east of Kenilworth;</u> <u>d) Land at Westwood Heath (including land identified <del>for development as</del> safeguarded beyond the current plan period)</u> <u>e) Kings Hill (including land identified for development beyond the current plan period)</u> <u>f) Land north of Milverton <del>and land at Kenilworth Road, Sandy Lane and Stoneleigh Road, Blackdown.</del></u> <u>g) Land at Gallows Hill and The Asps</u></p> <p>Proposals for <del>all or part of</del> the allocated <u>strategic</u> sites <del>detailed above</del> will be approved where they <u>represent</u> a comprehensive development scheme for the whole site., <del>The comprehensive development scheme will take</del> <u>There will be a requirement to demonstrate this by the submission in the form</u> of either-a Development Brief or a <del>Masterplan</del> <u>Layout and Design Statement as appropriate</u>, to be approved by the Local Planning Authority (Policy BE2, paragraph 5.13).</p> <p>The Development Brief <del>or Masterplan</del> <u>Layout and Design Statement</u> should address</p>	To ensure the policy reflects the additional strategic allocations set out in policy DS11



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			<p>the criteria set out in Policy BE2 and, for the sites set out below, should provide for the delivery of infrastructure and services, which as a minimum should include the following:</p> <table border="1" data-bbox="654 403 1668 1382"> <thead> <tr> <th data-bbox="663 408 965 480">Site</th> <th data-bbox="965 408 1659 480">Key <u>On-site</u> Infrastructure and Services</th> </tr> </thead> <tbody> <tr> <td data-bbox="663 480 965 699">Land South of Harbury Lane</td> <td data-bbox="965 480 1659 699">2 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</td> </tr> <tr> <td data-bbox="663 699 965 842">Land at Myton / West Europa Way</td> <td data-bbox="965 699 1659 842">Secondary school, sixth form facility and primary school (see Policy DS12) Community hub (see Policy DS14) Health facilities (See Policy DS14)</td> </tr> <tr> <td data-bbox="663 842 965 1061"><a href="#">Thickthorn and sites allocated to east of Kenilworth</a></td> <td data-bbox="965 842 1659 1061"><a href="#">Primary School (see Policy DS12)</a> <a href="#">Secondary School (see Policy DS12)</a> 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</td> </tr> <tr> <td data-bbox="663 1061 965 1279"><a href="#">Land at Westwood Heath</a></td> <td data-bbox="965 1061 1659 1279"><a href="#">Health Centre; community facilities (quantified in the context of the development of this allocation and the potential wider area over the long term).</a> <a href="#">Retail facilities: a convenience store of no more than 500sq.m gross floorspace.</a></td> </tr> <tr> <td data-bbox="663 1279 965 1382"><a href="#">Land at Kings Hill</a></td> <td data-bbox="965 1279 1659 1382"><a href="#">Potential for some employment land; potentially land for secondary school provision; new primary schools; local centre and community facilities; health centre;</a></td> </tr> </tbody> </table>	Site	Key <u>On-site</u> Infrastructure and Services	Land South of Harbury Lane	2 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	Secondary school, sixth form facility and primary school (see Policy DS12) Community hub (see Policy DS14) Health facilities (See Policy DS14)	<a href="#">Thickthorn and sites allocated to east of Kenilworth</a>	<a href="#">Primary School (see Policy DS12)</a> <a href="#">Secondary School (see Policy DS12)</a> 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	<a href="#">Land at Westwood Heath</a>	<a href="#">Health Centre; community facilities (quantified in the context of the development of this allocation and the potential wider area over the long term).</a> <a href="#">Retail facilities: a convenience store of no more than 500sq.m gross floorspace.</a>	<a href="#">Land at Kings Hill</a>	<a href="#">Potential for some employment land; potentially land for secondary school provision; new primary schools; local centre and community facilities; health centre;</a>	
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Mod 15	31	2.66 to 2.68	<p data-bbox="658 991 1659 1018">Amend paras 2.66 to 2.68</p> <p data-bbox="658 1066 1659 1093">Explanation</p> <p data-bbox="658 1098 1659 1378">2.66 The sites listed within this policy are the allocated strategic urban extensions. A number of these sites are in multiple ownerships. This policy seeks to ensure that development on these sites comes forward within the context of an appropriate <a href="#">and</a> comprehensive <a href="#">development</a> scheme. The Development Brief / <a href="#">Layout and Design Statement</a> 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</p>							

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			<p>development is sustainable and meets the policies set out elsewhere in this Local Plan. <u>To ensure the most sustainable and deliverable form of development is achieved on these significant sites, landowners are strongly encouraged to work together closely to produce the most appropriate overall scheme for the site. This might for example be achieved through the setting up of consortia or other formal means of co-ordinated joint working (including the local planning authority as a full partner).</u></p> <p>2.67 Without a comprehensive development scheme, the delivery of infrastructure and services (such as schools, open space, roads, transport facilities, community facilities and local centres) cannot be guaranteed or properly integrated into the area. Further, incremental proposals which do not take sufficient account of proposals for the whole site are less likely to deliver a high quality, integrated development which can build a strong sense of place and sustainable neighbourhoods.</p> <p>2.68 The <u>strategic</u> sites <del>at West of Europa Way and South of Harbury Lane</del> will be required to be developed in a comprehensive manner whereby the proposals for one take account of the other. This will further ensure integrated development, efficient use of land and access to high quality infrastructure and services across the <del>two</del> sites.</p>	
<b>Policy DS19 Green Belt</b>				
Mod 16	35	2.81	<p><u>Amend para 2.81 to read:</u></p> <p>Land has been removed from the Green Belt at:</p> <ul style="list-style-type: none"> <li>• Red House Farm, Leamington Spa <u>(H04);</u></li> <li>• <del>Castle Kenilworth</del> Sixth Form, Rouncil Lane, Kenilworth <u>(H12);</u></li> <li>• <u>Thickthorn (H06), Southcrest Farm, Crewe Gardens and Woodside Training Centre (H40), Kenilworth;</u></li> </ul>	To reflect green belt allocations and proposed safeguarded area identified in amendments to the Policy DS11 and Policy DSNew2

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			<ul style="list-style-type: none"> <li>• <a href="#">Warwick Road, Kenilworth (H41);</a></li> <li>• <a href="#">Westwood Heath (H42);</a></li> <li>• <a href="#">Kings Hill (H43);</a></li> <li>• <a href="#">North of Milverton, Leamington Spa (H44);</a></li> <li>• Land in the vicinity of Coventry Airport (sub-regional employment site)</li> <li>• University of Warwick;</li> <li>• Oak Lea Farm, Finham <a href="#">(H08);</a></li> <li>• Baginton <a href="#">(H19);</a></li> <li>• Burton Green <a href="#">(H24);</a></li> <li>• <a href="#">Cubbington (H25, H26, H50);</a></li> <li>• <a href="#">Hampton Magna (H27 and H51)</a></li> <li>• <a href="#">Hatton Park (H28 and H53);</a></li> <li>• Kingswood (Lapworth) <a href="#">(H29, H30, H31, H32, H33)</a></li> <li>• Leek Wootton <a href="#">(H37 and DSNEW3).</a></li> </ul>	
<b>Policy DS20 <del>Accommodating Housing Need Arising from Outside the District</del> <a href="#">Review of the Local Plan</a></b>				
Mod 17	36		<p>Delete existing Policy DS20 and replace with:</p> <p><a href="#">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: -</a></p> <p style="padding-left: 20px;"><a href="#">a) 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</a></p> <p style="padding-left: 20px;"><a href="#">b) Updated evidence or changes to national policy suggests that the overall development strategy should be significantly changed</a></p>	<p>To reflect the issues raised by the Inspector with regard to Plan Review, which renders the current policy DS20 unsound. A more broadly based Plan review policy is however still appropriate to provide an effective approach to managing risks associated the larger strategic sites and future growth pressures within the HMA</p>

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><u>c) The monitoring of the Local Plan (particularly the monitoring of housing delivery) demonstrates that the overall development strategy or the policies are not delivering the Local Plan’s objectives and requirements</u></p> <p><u>d) development and growth pressures arising from the specific circumstances in the area to the south of Coventry (as identified in Policy DS New 1)</u></p> <p><del>a)</del><u>e) Any other reasons that render the Plan, or part of it, significantly out of date</u></p>	
Mod 18	36	2.82 to 2.87	<p>Replace paras 2.82 to 2.87 with the following:</p> <p><u>2.82 In the event that the Plan as a whole or a key part of it becomes out of date, it will be necessary to undertake a full or partial review of the Plan. There are a number of factors that could render the Plan out of date:</u></p> <p><u>a) 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 Strategy.</u></p> <p><u>b) National planning guidance is clear that updated evidence (such as new national household projections) will not necessarily render the Plan out of date. However where evidence signals a substantial and sustained change to the context of the Local Plan, this will trigger a review (partial or whole) of it.</u></p>	To reflect the MoU

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><u>c) The delivery of the Local Plan’s objectives, including the overall annual housing requirement will be closely monitored. Where the Plan’s proposals and policies are clearly failing to deliver the Plan’s overall strategy and objectives (for instance where there is clear evidence over a sustained period that housing delivery is failing to deliver the Plan’s overall housing requirement), the Plan will require a review.</u></p> <p><u>2.83 Policy DS NEW1 indicates that a partial review of the Local Plan will be undertaken within five years of the adoption of the plan, to address specific circumstances in the area to the south of Coventry. This proposed partial review will be undertaken in any event.</u></p>	
Mod 19	Maps	Policies Map	<p>Amend the Policies Map as follows:</p> <p>Allocate additional land for housing in line with Policy DS11 (see Appendix B below) in the following locations:</p> <ul style="list-style-type: none"> <li>• H44 North of Milverton (Policies Map 2)</li> <li>• H45 Hazelmere and Little Acre, Whitnash (Policies Map 2)</li> <li>• H46A Gallows Hill (Policies Map 2)</li> <li>• H46B The Asps (Policies Map 2)</li> <li>• H40 East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre) (Policies Map 5)</li> <li>• H41 East of Warwick Rd, Kenilworth (Policies Map 5)</li> <li>• H42 Westwood Heath (Policies Map 35)</li> <li>• H43 Kings Hill Lane (Policies Map 36)</li> <li>• H19 extended area Baginton – Land north of Rosswood Farm (Policies Map 8)</li> <li>• H47 Barford - Land south of Wasperton Lane (Policies Map 18)</li> </ul>	To reflect amendments to policies DS11, DS12, DS19, and addition of policies DS NEW2, DS NEW3, DS NEW4

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<ul style="list-style-type: none"> <li>• H48 Barford – Land South of Westham Lane (Policies Map 18)</li> <li>• H49 Bishops Tachbrook - Seven Acre Close (Policies Map 16)</li> <li>• H50 Cubbington - Land east of Cubbington (Policies Map 13)</li> <li>• H51 Hampton Magna - Land south of Lloyd Close (Policies Map 20)</li> <li>• H28 extended area Hatton Park – North of Birmingham Road (Policies Map 21)</li> <li>• H53 Hatton Park - Brownley Green Lane (Policies Map 21)</li> <li>• DSNEW3 Leek Wootton - Former Policy HQ (policies Map 12)</li> <li>• H52 Radford Semele - Land at Spring Lane (policies Map 15)</li> </ul> <p>Amend the Urban Area Boundary in the following locations:</p> <ul style="list-style-type: none"> <li>• H44 North of Milverton (Policies Map 2)</li> <li>• H45 Hazelmere and Little Acre, Whitnash (Policies Map 2)</li> <li>• H46A Gallows Hill (Policies Map 2)</li> <li>• H46B The Asps (Policies Map 2)</li> <li>• H40 East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre) (Policies Map 5)</li> <li>• H41 East of Warwick Rd, Kenilworth (Policies Map 5)</li> <li>• H42 Westwood Heath (Policies Map 35)</li> <li>• H43 Kings Hill Lane (Policies Map 36)</li> </ul> <p>Amend the Growth Village Envelopes in the following locations:</p> <ul style="list-style-type: none"> <li>• H19 extended area Baginton – Land north of Rosswood Farm (Policies Map 8)</li> <li>• H47 Barford - Land south of Wasperton Lane (Policies Map 18)</li> <li>• H48 Barford – Land South of Westham Lane (Policies Map 18)</li> <li>• H49 Bishops Tachbrook - Seven Acre Close (Policies Map 16)</li> <li>• H50 Cubbington - Land east of Cubbington (Policies Map 13)</li> <li>• H51 Hampton Magna - Land south of Lloyd Close (Policies Map 20)</li> </ul>	

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<ul style="list-style-type: none"> <li>• H28 extended area Hatton Park – North of Birmingham Road (Policies Map 21)</li> <li>• H53 Hatton Park - Brownley Green Lane (Policies Map 21)</li> <li>• DSNEW3 Leek Wootton - Former Policy HQ (policies Map 12)</li> <li>• H52 Radford Semele - Land at Spring Lane (policies Map 15)</li> </ul> <p>Remove allocated land for housing in line with Policy DS11 (see Appendix B below) in the following locations:</p> <ul style="list-style-type: none"> <li>• H01 (part) Land at Myton School, Myton Road (policies Map 2)</li> <li>• H15 Leamington Fire Station (policies Map 2)</li> <li>• H34 Leek Wootton – The Paddock (policies Map 12)</li> <li>• H35 Leek Wootton – East of Broome Close (policies Map 12)</li> <li>• H36 Leek Wootton – Former Tennis Courts (policies Map 12)</li> </ul> <p>Amend Policies Map to allocate additional land for Education in line with Policy DS12 in the following location</p> <ul style="list-style-type: none"> <li>• Land at Myton School (Myton Road frontage) (policies Map 2)</li> </ul> <p>Amend the Policies Map to extend the Park and Ride area of search in the following location</p> <ul style="list-style-type: none"> <li>• Land North of Milverton, Leamington Spa (policies Map 2)</li> </ul> <p>Amend Policies Map to remove additional land from the Green Belt in line with Policy DS19 in the following locations</p> <ul style="list-style-type: none"> <li>• Southcrest Farm, Crewe Gardens and Woodside Training Centre (H40), Kenilworth; (policies Map 5)</li> <li>• Warwick Road, Kenilworth (H41); (policies Map 5)</li> <li>• Westwood Heath (H42); (policies Map 35)</li> <li>• Kings Hill (H43); (policies Map 36)</li> </ul>	



Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<ul style="list-style-type: none"> <li>• North of Milverton, Leamington Spa (H44); (policies Map 2)</li> <li>• Baginton (H19 extended area); (policies Map 8)</li> <li>• Cubbington (H50); (policies Map 13)</li> <li>• Hampton Magna (H51) (policies Map 20)</li> <li>• Hatton Park (H28 extended area and H53); (policies Map 21)</li> <li>• Leek Wootton (DSNEW3) (policies Map 12)</li> </ul> <p>Amend Policies Map to remove land from the Green Belt and safeguard it in line with Policy DS NEW2 in the following locations</p> <ul style="list-style-type: none"> <li>• S1. Land South of Westwood Heath Road</li> <li>• S2. Land North of Milverton</li> </ul> <p>Amend Policies Map to identify the masterplan area for the development of the former Police HQ sites at Woodcote House, Leek Wootton in line with Policy DS NEW3 (policies Map 12)</p> <p>Amend Policies Map to allocate land for outdoor sports in line with Policy DS NEW4 in the following locations</p> <ul style="list-style-type: none"> <li>• SP1. Land at Castle Farm, Kenilworth (policies Map 5)</li> <li>• SP2. Land at Warwick Road, Kenilworth (policies Map 5)</li> </ul>	
<b><u>Policy DS NEW 1 Directions for Growth South of Coventry</u></b>				
Mod 20	New	DS New-1	<p>New policy wording:</p> <p><u>To meet both local and sub-regional housing needs, the Council has identified an area of growth focussed on strategic housing allocations to the immediate south of the City of Coventry (see policy DS11). The geographic boundaries of the area covered by this policy will be guided by: -</u></p> <ul style="list-style-type: none"> <li>• <u>the emergence of agreed allocations for large-scale development and sites identified as safeguarded land post-adoption;</u></li> </ul>	To provide a comprehensive approach to the planning of this area of growth including growth beyond the Plan Period

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<ul style="list-style-type: none"> <li>• <a href="#">the extant and emerging infrastructure in the local area (including HS2 and existing and proposed future strategic road networks), with a view to identifying the most appropriate locations for both additional housing and strategic transport and other infrastructure;</a></li> <li>• <a href="#">the future plans of the University of Warwick;</a></li> <li>• <a href="#">significant strategic opportunities on both sides of the local authority boundary.</a></li> </ul> <p><a href="#">The sites in this area are expected to provide residential-led, mixed-use development of around 2225 dwellings over the plan period to 2029, with the potential for additional growth post-2029:</a></p> <ul style="list-style-type: none"> <li>o <a href="#">Westwood Heath – 425 dwellings (capped by infrastructure constraints)</a></li> <li>o <a href="#">Kings Hill – c.1,800 dwellings; the total capacity of the site is c.4,000 dwellings</a></li> </ul> <p><a href="#">To facilitate this growth, the Green Belt boundary in this area has been amended to take account of the strategic sites and to identify and safeguard land suitable for longer-term growth requirements (see Policies DS19 and DSNEW2).</a></p> <p><a href="#">The Council intends to schedule a partial Plan review within five years of the adoption date of this Plan (see policy DS20). At that time, and subject to sufficiently robust evidence, the Council will consider whether further land is required within the broad area to allow for future growth.</a></p> <p><a href="#">Development proposals must take account of all significant constraints, other development within the vicinity and future opportunities for integrated strategic growth; this will require close co-operation between WDC, Coventry City Council, Warwickshire County Council, the University of Warwick and major landowners and developers.</a></p>	

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><u>It is likely that some of this development activity will extend beyond the current plan period. To give a degree of longer-term certainty to investors and stakeholders, a series of key objectives are identified below to provide clear guidance to landowners, institutions, infrastructure providers and major developers when they are drawing up their proposals.</u></p> <p><u>a) individual site proposals support the comprehensive longer-term planning of the area</u></p> <p><u>b) proposals should take account of the potential for a new road linking the A46 Stoneleigh junction with Kirby Corner and subsequently to the A452 or A45, which has been identified as an important means of mitigating increased traffic flows on the local and strategic road network; increasing existing strategic highway capacity; and providing an improved future strategic highway link to UK Central;</u></p> <p><u>c) development proposals must take into account the potential for future growth at the University of Warwick (see Policy MS1);</u></p> <p><u>d) individual masterplans and applications should reflect and address, where necessary, any significant proposals immediately beyond the boundaries of Warwick district.</u></p> <p><u>e) provision should be made for necessary improvements to the highway network including those set out in the Infrastructure Delivery Plan and those that may be required to support future development in the area;</u></p> <p><u>f) the Green Belt between Coventry and Kenilworth should be protected;</u></p> <p><u>g) improvements to rail infrastructure, such as a new rail stop on the Coventry to Leamington line should be considered and provided where practical and viable;</u></p> <p><u>h) improvements to cycle and pedestrian networks should be provided;</u></p> <p><u>i) requirements for additional educational capacity should be provided in a co-ordinated manner;</u></p> <p><u>j) requirements for improved healthcare capacity should be provided in a co-ordinated manner;</u></p>	

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><a href="#">k) provision of emergency services infrastructure and other issues that may be identified.</a></p> <p><a href="#">Where appropriate, contributions to infrastructure provision will be sought in accordance with policy DM1.</a></p>	
Mod 21	New	New Paras New1.1 to New1.11	<p>New explanatory text:</p> <p><a href="#">New1.1 Part of the housing requirement set out in Policy DS6 seeks to meet Coventry's housing need. This is an important aspect of creating a sustainable and secure base for the growth of the city. The Warwick Local Plan has thus identified the need to deliver integrated, strategic development to meet current and future housing need both for its own requirements and to address the need generated by Coventry.</a></p> <p><a href="#">New 1.2 To do this, an area adjacent to the boundary with the city has been identified as a suitable prospect for delivering part of the housing required. This will help create opportunities for high-quality design and layout to be delivered via co-ordinated masterplans. It will allow for the generation of development that benefits from its proximity to the City's employment, education and services / facilities provision in terms of travel times and infrastructure provision.</a></p> <p><a href="#">New 1.3 There will be the opportunity to generate economic benefits both through the provision of new employment opportunities and through the creation of additional residential populations that will be using extant services and facilities, so supporting their retention. There will also be the opportunity to deliver infrastructure improvements that should not only benefit the new development but, if properly designed and delivered in a timely fashion, may also help to alleviate existing problems on the local and strategic transport network. Sites can be linked to local and sub-regional centres through improvements to public transport, cycling and walking links.</a></p>	To support the comprehensive approach set out in Policy DS New1

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><u>New 1.4 The sites in this immediate area (including where necessary related sites within the boundary of the City of Coventry) will benefit from a shared set of key objectives. These are intended to set a clear framework for the delivery both of the development sites themselves and the associated large-scale infrastructure requirements, such as the link road. As described in the policy, the key objectives identify a number of broad parameters. Within these strategic parameters, developers and promoters are at liberty to provide their own detailed masterplans / design approaches that should be in accordance with the broader strategic principles.</u></p> <p><u>New 1.5 The University of Warwick will prepare a revised masterplan within the Plan Period (see policy MS1). The potential growth of the University is an important element in the development of this area and needs to be taken into account in considering site layouts elsewhere in the vicinity and particularly in planning for wider infrastructure. This will ensure the area has capacity to address development that is not currently known about but which is likely to come forward within the Plan Period and during the years immediately afterwards.</u></p> <p><u>New 1.6 At Westwood Heath an area of c30ha has been identified for a residential-led, mixed-use development (see Policy Map). 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 will allow further residential development to be accommodated without undue adverse impacts on local amenity. This will take place on land that has been identified and reserved for development adjacent to the allocated site. Land required for longer-term housing provision is therefore safeguarded in line with policy DS20, and will be released subject to:</u></p> <p><u>a. _____ a Plan review that clearly indicates a need for land for further development;</u></p>	

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><u>and</u>  <u>b. significant improvements to the strategic highways network, including the construction of a new link road between the A46 Stoneleigh Junction and Kirby Corner and onwards towards the A452 or A45.</u></p> <p><u>New 1.7 An integral aspect of the allocated site is the need to provide for facilities and services at an appropriate scale, including community provision, emergency services infrastructure, play areas and local retail provision for convenience shopping. Land also needs to be provided for open space, leisure and amenity uses and will form part of a green infrastructure network linking to the wider countryside and north to the conurbation.</u></p> <p><u>New 1.8 At Kings Hill an area of c269ha has been identified for a residential-led, mixed-use development (see Policy map). The site has an overall capacity of c. 4,000 dwellings, with c. 1,800 dwellings being deliverable by the end of the current plan period. The mixed use development will also include the potential to provide employment land. Land will need to be provided for open space, leisure and amenity uses and will form part of a green infrastructure network linking 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. A new primary school will be required to serve the development, which may need to be expanded as the site develops over time.</u></p> <p><u>New 1.09 Development proposals for the strategic sites will be expected to address the following as a minimum: -</u></p> <ul style="list-style-type: none"> <li><u>• Proposals for development must respond positively to natural and heritage assets; wherever possible and viable, development should enhance the settings of such assets;</u></li> </ul>	

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<ul style="list-style-type: none"> <li>• <u>Development should respect the topography and landscape of the area and should be designed in such a way that it minimises visual impacts and protects local amenity;</u></li> <li>• <u>Biodiversity should be maintained and enhanced on all development sites wherever possible; where otherwise acceptable development would result in the loss of biodiversity interest and value, mitigation must be offered that offsets loss or damage onsite. If this is not possible, appropriate off-site mitigation and habitat replacement should be provided as close to the affected amenity as feasible;</u> <ul style="list-style-type: none"> <li>a. <u>Kings Hill - Wainbody Wood is ancient woodland of around 15.5ha in area, which should be excluded from the development area, protected from associated adverse impacts and maintained as a habitat and biodiversity resource;</u></li> <li>b. <u>Westwood Heath - Whitefield Coppice, Black Waste Wood and Broadwells Wood are all ancient woodlands within or adjacent to the site. They should be excluded from development areas, protected from associated adverse impacts and maintained as habitat and biodiversity resources.</u></li> </ul> </li> <li>• <u>There are listed buildings associated with Wainbody Wood Farm and Hill Farm (farmhouses and barn) that should be protected and their settings enhanced as appropriate.</u></li> <li>• <u>Strategic infrastructure improvements must be accommodated where necessary, including improvements to highways junctions, road capacity improvements and public transport links.</u></li> <li>• <u>Local services, facilities and retail provision should be commensurate with the scale of development being proposed and in terms of the location's proximity to the conurbation and Kenilworth.</u></li> </ul> <p><u>New 1.10 Proposals should accord with the requirements of all other relevant policies in the Local Plan.</u></p>	

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
<b>DS NEW2 Safeguarded Land</b>				
Mod 22	New	Policy DS NEW2	<p>Insert new Policy DS NEW2</p> <p><u>Safeguarded land is identified on the Policies Map in order that it may be utilised, if required, to meet longer-term strategic development needs beyond the Local Plan period. The following principles apply to safeguarded land:</u></p> <ol style="list-style-type: none"> <li><u>1. It is not allocated for development at the present time;</u></li> <li><u>2. Local Plan Policies relating to development in the rural area and open countryside will apply;</u></li> <li><u>3. Development that would prejudice the future comprehensive development of the safeguarded land area will not be permitted;</u></li> <li><u>4. The status of safeguarded land will only change through a review of the local plan following an assessment of development need and the identification of the most appropriate locations for development.</u></li> </ol> <p><u>Safeguarded land is identified on the policies map in the following locations:</u></p> <ul style="list-style-type: none"> <li><u>• S1. Land South of Westwood Heath Road</u></li> <li><u>• S2. Land North of Milverton</u></li> </ul>	To identify a Green Belt release for beyond the plan period to reflect longer term opportunities
Mod 23	New	Paras New2.1 to New2.3	<p>Insert new paras as follows</p> <p><u>Explanation</u></p> <p><u>New 2.1 National policy recommends that when reviewing Green Belt boundaries through a local plan it is important to have regard to potential development needs well beyond the plan period, and consequently be satisfied that boundaries will not need to be altered at the end of the plan period. Therefore, the Council has identified <del>an</del> areas of Safeguarded Land between the urban area and the new Green Belt boundary in order to assist in</u></p>	To support Policy DS New2



Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><a href="#">meeting potential long term development requirements.</a></p> <p><a href="#">New 2.2 The Council recognises that there is a limited amount of suitable land currently available outside of the Green Belt to meet long-term development needs, particularly those needs arising in Coventry. Therefore identifying 'safeguarded land' in appropriate locations may assist in meeting the long-term development needs of the functional housing and economic market area.</a></p> <p><a href="#">New 2.3 Safeguarded land is not allocated for development and is within the rural area; therefore rural and open countryside policies will apply. Other than development in accordance with the policy, planning permission for the permanent development of safeguarded land will not be granted ahead of a review of the Local Plan where this proposes the area for development</a></p>	
<b><a href="#">Policy DS NEW3 Former Police Headquarters, Woodcote House Policy</a></b>				
Mod 24	New	DS NEW3	<p>Insert new Policy DS NEW3</p> <p><a href="#">The former Police Headquarters site will be developed for housing purposes. Built development will be limited to appropriate areas of the site that lie within the Village Growth Envelope Boundary (Policy H10) as identified on the Policies Map. There will be a requirement to agree a masterplan with the Council for the entirety of the former police headquarters landholding, including other associated land parcels outside of the Growth Village Envelope Boundary.</a></p> <p><a href="#">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></p>	To reflect the allocation of this site within Policy DS11 and to ensure this sensitive site is brought forward in line with a comprehensive masterplan which takes account of the site's sensitivities

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><a href="#">a) Protect and enhance the historic assets and their setting;</a></p> <p><a href="#">b) Secure the sustainable long-term future of Woodcote House as a Grade 2 Listed Building;</a></p> <p><a href="#">c) Contribute positively to the landscape character;</a></p> <p><a href="#">d) Deliver a mix of housing, including affordable housing;</a></p> <p><a href="#">e) Demonstrate a high quality of design and layout, including an appropriate means of access and circulation;</a></p> <p><a href="#">f) Make provision for all reasonable infrastructure requirements, including open space; and</a></p> <p><a href="#">g) Make provision for the future management / maintenance of the balance of the site (those areas not to be utilised for housing development);</a></p>	
Mod 25	New	Para New 3.1	<p>Insert new para as follows:</p> <p><b><u>Explanation</u></b></p> <p><a href="#">New 3.1 Warwickshire Police have declared this site surplus to operational requirements. Encompassing a large area of previously developed land within the Growth Village of Leek Wootton, the site offers the potential to contribute significantly to the delivery of new housing necessary to meet the needs of the District, whilst simultaneously securing the long-term use, and therefore conservation, of the Grade II listed Woodcote House and its setting within the associated locally listed gardens/parklands.</a></p> <p><a href="#">New 3.2 Development of this site for housing will be supported provided that it is carefully managed to ensure that the site’s heritage and landscape assets are conserved and enhanced. Development will only be permitted where it is brought forward in accordance with the vision, development principles and framework that</a></p>	To support Policy DS New3

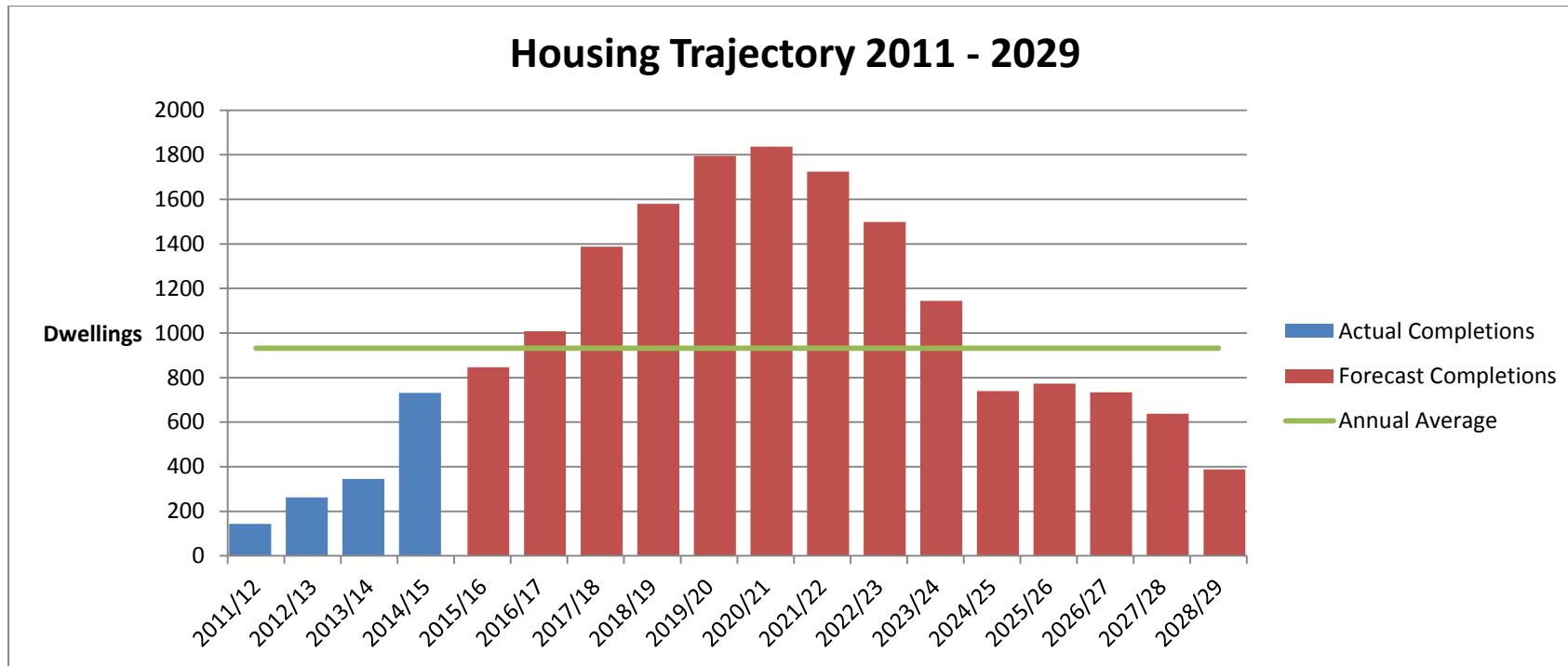
Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<a href="#">will be provided by an agreed Masterplan. Given the specific circumstances of the site, including that significant demolition and restoration work will be required to enhance the site's historic value, it will be important to ensure that the combined effects of policy requirements do not render development, which can positively contribute to sustainable development at this location, unviable and thus undeliverable.</a>	
<b>Policy DS NEW4: Allocation of Land for the Provision of Outdoor Sport</b>				
Mod 26	New	Policy DS NEW4	<p>Insert new policy as follows:</p> <p><a href="#">Land at Castle Farm (SP1), and Land at Warwick Road (SP2), Kenilworth, as shown on the Policies Map, are allocated for the provision of outdoor sport. Appropriate facilities associated with the provision of outdoor sport will be permitted provided that <del>it</del>they preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.</a></p>	To enable sports clubs in Kenilworth to grow in the context of new and previously proposed housing allocations.
Mod 27	new	Para new 4.1 and 4.2	<p><a href="#">Insert new paras as follows:</a></p> <p><b><a href="#">Explanation</a></b></p> <p><a href="#">New 4.1 The Playing Pitch Strategy recognises that the provision of outdoor sport requires quantitative and qualitative improvements in order to meet the needs of the existing and predicted population in the district. This is particularly the case in Kenilworth where there are a number of sporting clubs with limited capacity for expansion or improvement and where there may arise a future need due to displacement.</a></p> <p><a href="#">New 4.2 The provision of additional land at Castle Farm for outdoor sport will complement, and may assist the improvement of, existing playing facilities at the site. Land at Warwick Road will complement the proposed housing</a></p>	To support new Policy DS NEW4

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><u>allocation xx immediately to the north and provide an appropriate southern edge to Kenilworth. Both sites are in suitable, accessible locations and will offer better provision in terms of quantity and/or quantity than the existing provision in the area.</u></p>	

## Table of Modifications (Part 1) January 2016 Appendix A

Amends to para 2.24 (Explanation to Policy DS7) – see Mod 7 above

### Housing Trajectory Graph



## Table of Modifications (Part 1) January 2016 Appendix B

### Amendments to Policy DS11 (see Mod 10 above)

#### DS11 Allocated Housing Sites

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

Ref	Site	Number of Dwellings (estimated)	Area of Emp. Land	Infrastructure Requirements and Other Uses
Urban Brownfield Sites				
<del>H01</del> (part)	<del>Land at Myton School, Myton Road</del>	<del>125</del> 0	0	
H02 (part)	Former Sewage Works, south of Harbury Lane	215	0	Country Park
H09	Kenilworth School Site	250	0	
H10	Station Approach, Leamington	<a href="#">Included in commitments</a>	0	
H11	Land at Montague Road	140	0	
H12	Kenilworth VI Form College	130	0	
H13	Soans Site, Sydenham Drive	<del>100</del> 147	0	
H14	Riverside House	100	0	
<del>H15</del>	<del>Leamington Fire Station</del>	0	0	
H16	Court Street	<del>70</del> 121	0	
H17	Garage Site, Theatre Street	<a href="#">Included in commitments</a>	0	

Ref	Site	Number of Dwellings (estimated)	Area of Emp. Land	Infrastructure Requirements and Other Uses
H39	Opus 40, Birmingham Road, Warwick	<del>100</del> 85	0	
Greenfield Sites – Edge of Warwick, Whitnash and Leamington				
H01 (part)	Land West of Europa Way	<a href="#">50 (plus 1160 included in commitments)</a>	0	Extended/ <a href="#">new</a> Secondary School, Primary School, Health Facilities, Local Centre, Sports Stadium and associated facilities.
H02 (part)	Land south of Harbury Lane (excluding former sewage works)	<a href="#">620 (plus 985 included in commitments)</a>	0	Primary Schools (x2), Local Centre, other Community Facilities, Country Park
H03	East of Whitnash/South of Sydenham	<del>300</del> 500		<a href="#">Land should be reserved as a contingency for the location of a Primary School</a>
H04	Red House Farm	250		
<a href="#">H44</a>	<a href="#">North of Milverton</a>	<a href="#">250</a>	<a href="#">0</a>	<a href="#">(Total capacity up to 1315 with the balance to come forward beyond the end of the plan period). Potential for some employment land; potential park and ride; Primary School; land/contribution for medical centre; community facilities; potential for new Rail Station (subject to viability)</a>
<a href="#">H45</a>	<a href="#">Hazelmere and Little Acre, Whitnash</a>	<a href="#">75</a>	0	

Ref	Site	Number of Dwellings (estimated)	Area of Emp. Land	Infrastructure Requirements and Other Uses
<a href="#">H46A</a>	<a href="#">Gallows Hill</a>	<a href="#">630</a>	<a href="#">0</a>	<a href="#">See site H46B below</a>
<a href="#">H46B</a>	<a href="#">The Asps</a>	<a href="#">900</a>	<a href="#">0</a>	<a href="#">Park and ride; primary school; neighbourhood police office; local centre (including a convenience store of no more than 500sq.m gross floorspace), community facilities.</a>
Greenfield Sites – Edge of Kenilworth				
H06	East of Kenilworth (Thickthorn)	760	8ha	Primary School and Local Centre
H07	Crackley Triangle	<a href="#">Included in commitments</a>	0	
<a href="#">H40</a>	<a href="#">East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre) *</a>	<a href="#">640</a>	<a href="#">0</a>	<a href="#">New Secondary School; community facilities</a>
<a href="#">H41</a>	<a href="#">East of Warwick Rd, Kenilworth</a>	<a href="#">100</a>	<a href="#">0</a>	<a href="#">Provide access to sports facilities allocation (see Policy DS NEW4)</a>
Greenfield Site – Edge of Coventry				
H08	Oaklea Farm, Finham	20	0	
<a href="#">H42</a>	<a href="#">Westwood Heath**</a>	<a href="#">425</a>	<a href="#">0</a>	<a href="#">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</a>



Ref	Site	Number of Dwellings (estimated)	Area of Emp. Land	Infrastructure Requirements and Other Uses
				<a href="#">more than 500sq.m gross floorspace.</a>
<a href="#">H43</a>	<a href="#">Kings Hill Lane**</a>	<a href="#">1800</a>	<a href="#">0</a>	<a href="#">(Total capacity up to 4000 with the balance to come forward beyond the end of the plan period). Potential for some employment land; potentially land for secondary school provision; new primary schools; local centre and community facilities; health centre; new rail station</a>
<b>Growth Villages</b>				
H19 <a href="#">extended area</a>	Baginton – Land north of Rosswood Farm	<del>35</del> <a href="#">80</a>	0	
H20	Barford – Land south of Barford House	8	0	
H21	Barford – Former Sherbourne Nursery	<a href="#">Included in commitments</a>	0	
H22	Barford – Land off Bemridge Close	12	0	
<a href="#">H47</a>	<a href="#">Barford - Land south of Wasperton Lane</a>	<a href="#">30</a>	<a href="#">0</a>	
<a href="#">H48</a>	<a href="#">Barford – Land South of Westham Lane</a>	<a href="#">45</a>	<a href="#">0</a>	
H23	Bishops Tachbrook – Land south of the school	<a href="#">Included in commitments</a>	0	

Ref	Site	Number of Dwellings (estimated)	Area of Emp. Land	Infrastructure Requirements and Other Uses
<a href="#">H49</a>	<a href="#">Bishops Tachbrook - Seven Acre Close</a>	<a href="#">30</a>	0	
H24	Burton Green – Burrow Hill Nursery	<del>60</del> <a href="#">90</a>	0	<del>Community Hall, Village Green and Parking</del>
H25	Cubbington – Allotment Land, Rugby Road	35	0	
H26	Cubbington – Opposite Willow Sheet Meadow	65	0	
<a href="#">H50</a>	<a href="#">Cubbington - Land east of Cubbington</a>	<a href="#">95</a>		
H27	Hampton Magna – South of Arras Boulevard	<del>100</del> <a href="#">130</a>	0	
<a href="#">H51</a>	<a href="#">Hampton Magna - Land south of Lloyd Close</a>	<a href="#">115</a>		
H28 <a href="#">Extended area</a>	Hatton Park – North of Birmingham Road	<del>80</del> <a href="#">120</a>	0	
<a href="#">H53</a>	<a href="#">Hatton Park - Brownley Green Lane</a>	<a href="#">55</a>	0	
H29 <a href="#">and</a> <a href="#">H30</a>	Kingswood – Meadow House and Kingswood farm	<del>10</del> <a href="#">30</a>	0	
<del>H30</del>	<del>Kingswood – Kingswood Farm</del>	<del>10</del>	<del>0</del>	
H31	Kingswood – South of The Stables	6	0	
H32	Kingswood – R/O Brome Hall Lane	12	0	
H33	Kingswood – West of Mill Lane	<del>5</del> <a href="#">8</a>	0	

Ref	Site	Number of Dwellings (estimated)	Area of Emp. Land	Infrastructure Requirements and Other Uses
H34	<del>Leek Wootton – The Paddock</del>	<del>No longer available as stand-alone site (part of Police HQ Masterplan)</del>	<del>0</del>	<del>To be developed jointly with site H35</del>
H35	<del>Leek Wootton – East of Broome Close</del>	<del>No longer available as stand-alone site (part of Police HQ Masterplan)</del>	<del>0</del>	<del>To be developed jointly with site H34</del>
H36	<del>Leek Wootton – Former Tennis Courts</del>	<del>No longer available as stand-alone site (part of Police HQ Masterplan)</del>	<del>0</del>	
H37	Leek Wootton – Car park East of The Hayes	5	0	
<a href="#">DSNEW3</a>	<a href="#">Leek Wootton - Former Policy HQ</a> ***	115	0	
H38	Radford Semele – North of Southam Road	<a href="#">Included in commitments</a>	0	
<a href="#">H52</a>	<a href="#">Radford Semele - Land at Spring Lane</a>	60	0	
Other rural sites				
H18	Former Aylesbury House, Hockley Heath	20	0	

\* [to be brought forward in accordance with Policy DS12](#)

\*\* [to be brought forward in accordance with Policy DS New1](#)

\*\*\* [to be brought forward in accordance with Policy DS New3](#)

## Amendments to Explanation for Policy DS11 – Para 2.41 to 2.53 (see Mod 13 above)

### Explanation

- 2.41 All sites were initially assessed for their suitability for housing in the Strategic Housing Land Availability Assessment. Sites were then appraised using the Council's Site Selection Methodology/[Matrix](#) which considered the suitability of each site against the following information:
- The Sustainability Appraisal
  - Green Belt Assessment
  - Landscape Character Assessment
  - Historic Setting Assessment
  - Strategic Flood Risk Assessment (SFRA Level 1)
  - Habitat Assessment, and
  - Strategic Transport Assessment
- 2.42 Sites were also assessed against [the spatial strategy including](#) the potential to lead to a coalescence of settlements and the loss of employment land. A 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. In most cases this figure will represent the minimum site capacity

### Urban Brownfield Sites

- 2.43 A number of brownfield sites will become available as a result of the rationalisation or replacement of public sector land and services. The two Kenilworth School sites [and](#), Riverside House ~~and Leamington Fire Station~~ will become available when alternative premises have been provided for the existing users. ~~The land at Montague Road is available in part and capable of being developed in phases.~~
- 2.44 ~~Land at Station Approach is partly vacant and the site is being brought forward by a Joint Venture between the Council and a Housing Provider with grant funding from the Homes and Communities Agency.~~—The Council is ~~also~~ proactively bringing forward [part of](#) the site at Court Street [that does not yet have planning permission](#). [Land at Myton School is being made available as part of the proposals to reconfigure and expand this school.](#)  
[The land has potential to help fund the school expansion](#)

2.45 The Soans site and the site at Station Approach have been assembled ~~is currently being assembled~~ for housing development utilising an area where vacancy rates in existing industrial premises are high. These sites gained planning permission for 147 dwellings and 212 dwellings respectively in 2015. ~~The site forms part of a wider area that has potential to deliver canalside regeneration through the support of policy DS14.~~ Opus 40 has also received planning permission during 2015 for 85 dwellings.

2.46 The site of the former sewage works is set back from Harbury Lane and is sandwiched between the sites at Grove Farm and Heathcote Farm. Thus the site, which requires extensive remediation, cannot come forward until a suitable access from an adjoining site is made available.

2.47 The site at Aylesbury House is a small brownfield site in the Green Belt, south east of Hockley Heath, with potential for some redevelopment and infilling around the original Aylesbury House with needing to be removed from the Green Belt

2.48 The small site at Theatre Street has been granted planning permission and adds a further 20 dwellings to a previous permission and is included within the commitments. ~~is likely to become vacant within the plan period and provide an opportunity to supplement an existing planning permission and to redevelop and improve this prominent site on the edge of Warwick Town Centre.~~

#### **Greenfield Sites**

2.49 The strategic urban extension to the south of Warwick and Leamington comprises of land to the west of Europa Way and land to the south of Harbury Lane. In addition to the sections that are brownfield sites, this area will deliver 2920 dwellings. With the exception of a small section to the south of Harbury Lane (capacity for 105) and a small area west of Europa Way (capacity 50 dwellings), this whole area has been granted planning permission during 2014 and 2015. In addition to the housing, ~~the area will deliver up to 2,957 homes along with~~ extended secondary school facilities, three primary schools, ~~employment land~~, local GP services, shops, community facilities and an important buffer of open space to the south to be delivered as a Country Park.

2.50 The site at Whitnash East provides an extension to the committed site located off St. Fremunds Way, to the south of Sydenham. The site will deliver up to ~~300~~ 500 homes along with an ecology and landscape corridor adjacent to Whitnash Brook and a partial rebuild and extension of Campion School which will enable access to be provided.

2.51 Land at Red House Farm forms an extension to Lillington, one of the most deprived neighbourhoods in Warwickshire. The urban extension will provide for up to 250 new homes, of different types and tenures, and support regeneration in Lillington itself.

2.52 The strategic urban extensions to the east of Kenilworth, at Thickthorn, Woodside Training Centre and Crewe Gardens, ~~will provide for up to 760~~ 1400 new homes and 8 hectares of employment land. Kenilworth has seen relatively little new development in the last 20 years and the new

housing which has been provided has been largely at the expense of employment land. This development, therefore, provides the opportunity to deliver new housing and employment in a sustainable location along with the necessary supporting facilities of a primary school, 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. ~~Later in the plan period a~~ new secondary school will be provided on land to the north at Southcrest Farm. A further ~~903~~ homes ~~now have planning permission will be provided~~ on a site to the north of the town at Crackley.

2.53 To the north of Milverton, land for 250 dwellings has been identified with the potential to also include a park and ride and a small amount of employment land. In addition to this allocation, a further area of land has been removed from the Green Belt and safeguarded for the remainder of the plan period

2.54 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.

2.55 At Kings Hill an area of 269ha has been identified for a residential-led, mixed-use development. The site has an overall capacity of c. 4,000 dwellings, with c. 1,800 dwellings being deliverable by the end of the current plan period. The mixed use development will 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. A new primary school will be required to serve the development, which may need to be expanded as the site develops over time.

#### Village Allocations

2.56 The majority of the village housing allocations are located on the edge of the existing limits to the built up areas of the village in locations which will provide natural extensions, ~~Large sites of over 50 dwellings will be brought forward in phases (see Policy H10) so that the growth of the village can take place more slowly and in proportion to the size of the settlement. This will provide a greater opportunity for the new communities to integrate into the life of the village and for housing to meet local needs~~ which will change over the lifetime of the Plan.