 Executive 10 February 2016		Agenda Item No. 8
Title	Design Guidance for the Strategic Urban Extension, South of Royal Leamington Spa and Warwick (February 2016)	
For further information about this report please contact	Chris Sharp, Major Sites Monitoring Officer chris.sharp@warwickdc.gov.uk Tel: 456556	
Wards of the District directly affected	Bishops Tachbrook, Myton & Heathcote	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number	Executive and Council 11 th March 2015 Agenda Item 22	
Background Papers	Design Guidance for the Strategic Urban Extension, South of Royal Leamington Spa and Warwick (February 2016)	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	Yes
Included within the Forward Plan? (If yes include reference number)	Yes ref:757
Equality Impact Assessment Undertaken	No (If No state why below)
There are no significant policy changes arising from this report that have an impact on equalities.	

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive	14.01.16	Chris Elliott, Bill Hunt
Head of Service	14.01.16	Tracy Darke
CMT	14.01.16	Chris Elliott, Bill Hunt, Andy Jones
Section 151 Officer	14.01.16	Mike Snow
Monitoring Officer	14.01.16	Andy Jones
Finance	14.01.16	Mike Snow
Portfolio Holder(s)	14.01.16	Cllr Stephen Cross
Consultation & Community Engagement		

Public consultation was held at Leamington Spa Town Hall on 12 November 2015. The event was advertised on the Council's website and a press release sent to local media sources. In addition, over 700 invitations were sent by email to Councillors, registered individuals and interest groups. The event was held from 9am to 7pm and was steadily attended. 19 formal representations were made and 10 minor revisions to the design guidance document have been incorporated. The design guidance needs now to be formally endorsed by Warwick District Council. The document can be accessed at; http://www.warwickdc.gov.uk/info/20434/supplementary_planning_guidance/1046/design_guidance_for_the_south_of_royal_leamington_spa_and_warwick

Final Decision?

Yes

Suggested next steps (if not final decision please set out below)

1. **Summary**

- 1.1 The design guidance for the Strategic Urban Extension, south of Royal Leamington Spa and Warwick (February 2016) has been prepared by White Young Green (WYG) on behalf of Warwick District Council. Its purpose is to ensure that new housing development, as designated in the Publication Draft Local Plan 2014, comes forward in accordance with the garden suburb ambitions for this area (Appendix 1 : Plan A - Strategic Urban Extension Area).
- 1.2 The guidance will help to support the preparation and determination of future planning applications. It provides a greater level of site specific detail than the earlier prospectus document; "Garden Towns, Villages and Suburbs: A prospectus for Warwick District Council, May 2012". It will help inform the development process and provide greater clarity on how a new garden suburb might look and perform.
- 1.3 This guidance will be a 'best practice' reference document for Warwick District Council and Warwickshire County Council; (the relevant organisations that are involved in the determination of planning applications within the Strategic Urban Extension area); the developers, house builders and designers who will be pursuing applications within the extension area; and interested parties, such as local residents and stakeholders.

2 **Recommendation**

- 2.1 That Executive endorses the design guidance for the Strategic Urban Extension, south of Royal Leamington Spa and Warwick (February 2016) as a 'best practice' document and acknowledges its supporting role in the future decision making process with regards to planning applications affecting the Strategic Urban Extension area.

3. **Reasons for the Recommendation**

- 3.1 The guidance document supports the Council's intention to adopt a proactive and coordinated approach to delivering housing growth and related infrastructure. As such, it will enable a positive contribution to be made towards the Council's 'Fit for the Future' policy, and specifically to accord with a strategic vision to make Warwick District a great place to live, work and visit.
- 3.2 Previously, the vision outlined in 'Garden Towns, Villages and Suburbs; A Prospectus for Warwick District Council' (May 2012), provided a basis for future development, illustrating the overarching principles of garden suburbs and neighbourhoods.
- 3.3 Given the scale of new housing growth to the south of Leamington Spa and Warwick more detailed guidance is required to actively steer forthcoming planning applications. This design guidance is intended to provide greater clarity as more detailed proposals are brought forward. However, it is important that there is flexibility built in to respond to

changing needs of the community, market conditions or changes in policy over the lifetime of the document.

- 3.4 Arising from the public consultation event Council Officers and WYG assessed each representation related to the design guidance. It is Officer's opinion that no substantial changes were required. Where relevant 10 minor revisions have been made to the document dated November 2015. In addition, each person who completed a feedback form or submitted a response by email has been provided with a full reply.

4. **Policy Framework**

- 4.1 Section 7 of the National Planning Policy Framework (NPPF) places an emphasis on the importance to plan positively for the achievement of high quality and inclusive design for all development. Furthermore the policy encourages Local Planning Authorities (LPA's) to consider using design codes to help deliver high quality outcomes provided that they concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments.
- 4.3 The Council's Publication Draft Local Plan 2014 aims to shape how the District will develop up to 2029. The Strategic Urban Extension is allocated at Policy DS11; with further policies DS15 (Comprehensive Development of Strategic Sites), BE1 (Layout & Design) and BE2 (Developing Strategic Housing Sites) providing further clarity.
- 4.2 The LPA has worked closely with partner organisations, developers and stakeholders to ensure that the guidance document is in general conformity with the strategic policies in the emerging new Local Plan.
- 4.3 The guidance provides a consistent approach to help deliver new housing growth across the Strategic Urban Extension. It is in line with the Council's 'Fit for the Future' Strategy', as the end result will contribute towards the vision for the district as a great place to live, work and visit. The level of new development in this area will have the potential to bring improved prosperity, housing, health and wellbeing, community protection and sustainability.
- 4.4 **Impact Assessments** – : there are no significant policy changes arising from this report that have an impact on equalities.

5. **Budgetary Framework**

- 5.1 Funding resources are covered within existing budgets.

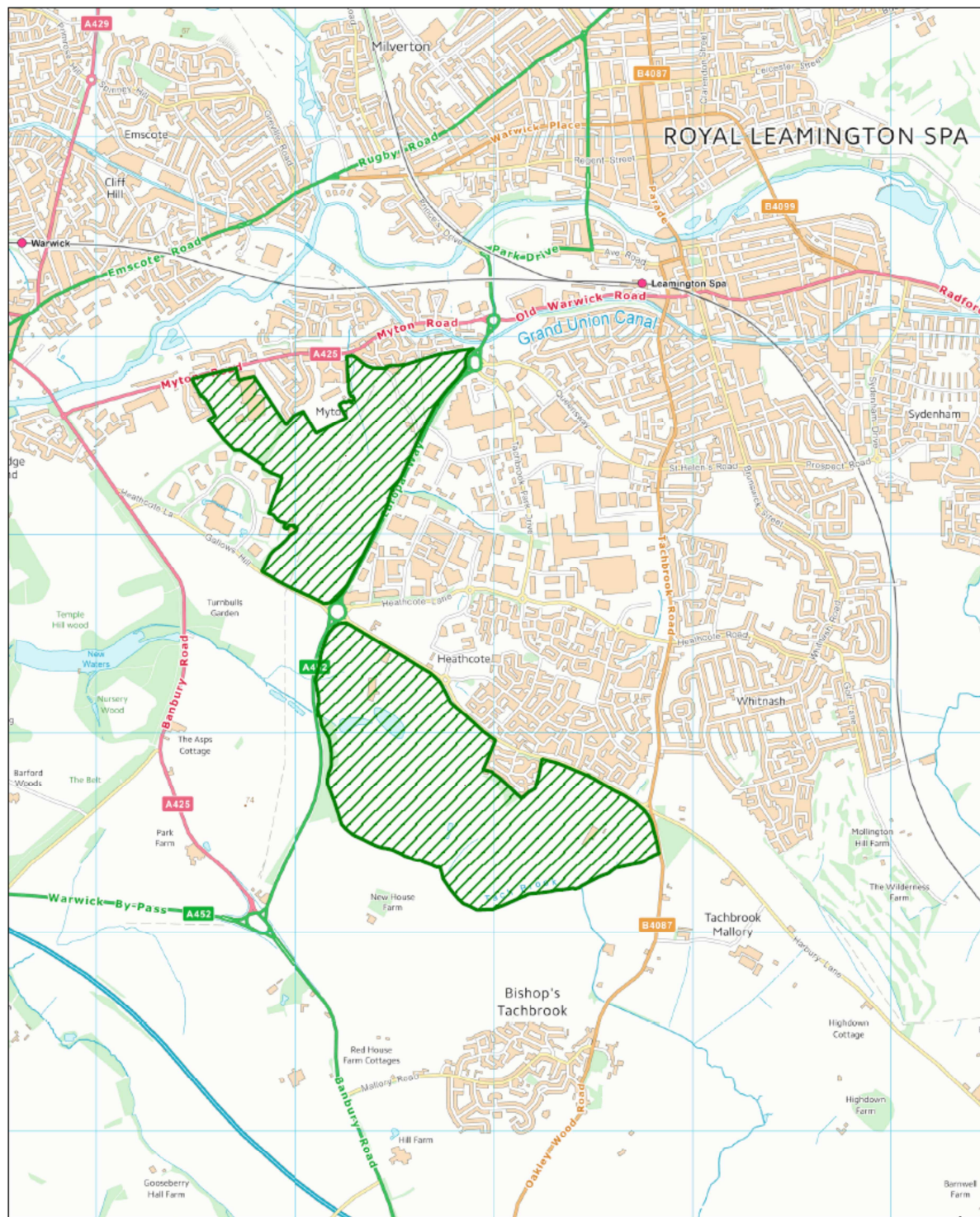
6. **Risks**

- 6.1 Failure to endorse the design guidance for the Strategic Urban Extension could increase the risk of proposals coming forward that do not conform to the garden suburb approach and consequently do not create the high quality living environment we have thrived to achieve.

7. Alternative Option(s) considered

- 7.1 An existing document; 'Garden Towns, Villages and Suburbs; A Prospectus for Warwick District Council' (May 2012) provided a basis for future development, illustrating the overarching principles of garden suburbs and neighbourhoods. However, greater clarity is required given the significant housing proposals that are being brought forward across the Strategic Urban Extension. Endorsing more specifically related and detailed guidance is considered the most suitable option to support.

Appendix 1 : Plan A - Strategic Urban Extension Area



Strategic Urban Extension Area

Scale
0 150 300 450 600 750 m

SP3163 | 1:25000 @ A4 | 19/01/2016 | DSR | Grid Reference: 431011E, 263603N

Policy, Projects and Conservation, Development Services.

ldf@warwickdc.gov.uk

(01926) 456504