

## Overview & Scrutiny Committee

27<sup>th</sup> November 2018

### Development Services

#### Development Portfolio Annual Performance Report

#### **PART A: Service Plan Performance**

#### **1 Development Management**

##### Planning applications

1.1 Numbers of planning applications are continuing at a high level. Table 1 below shows total planning application each calendar year. As can be seen, the total number of applications for 2018 is expected to exceed all the previous 5 years. In terms of major applications, 2018 is projected to show a slight fall in the number of major applications. However this needs to be set in the context of the scale and nature of major applications that have been submitted this year, including Kings Hill (2500 dwellings) and Gateway South – two of the largest applications the Council has dealt with in many years – as well as a large number of Local Plan allocations (Westwood Heath, sites in Kenilworth, Hatton Park, Hampton Magna, Burton Green, Cubbington)

**Table 1**

<b>Calendar Year</b>	<b>No of Applications (excluding Pre-apps and condition discharges, etc)</b>	<b>No. of major applications</b>
2018 to date	1826 (extrapolated to 31/12/18 = 2435)	40 (extrapolated to 31/12/18 = 53)
2017	1827	71
2016	2356	73
2015	2186	79
2014	1878	72
2013	1807	77

1.2 Despite high workloads this part of the service is continuing to perform at a high level with the number of planning applications determined within the statutory timescale again remaining at well over 90% for 2017/18 (see Table 2) and continuing in 2018/19.

**Table 2:** percentage of applications determined in statutory timescales

<b>Year</b>	<b>% determined within statutory timescales</b>
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2018 to date	94%
2017	95%
2016	96%
2015	94%
2014	96%
2013	68%

1.3 The total number of applications and the large number of major schemes has resulted in sustained high levels of fee income (see table 3), with income forecasts exceeded in 2017/18 (when a total income of over £1.4m was achieved) and with income on target to grow further in 2018/19 thereby continuing the pattern of income growth over the last few years.

**Table 3:** Planning Fee Income

<b>Year</b>	<b>Appendix B spreadsheet</b>
2018/19 to date (30/9/18)	1,047,779 (includes significant carry over from March 2018)
2018/19 forecast	1,550,000
2017/18	1,346,200
2016/17	1,084,600
2015/16	1,276,300
2014/15	1,031,700

#### 1.4 Pre-application Advice

1.4.1 One area where performance has declined in 2018/19 has been pre-application advice (Table 4) where turnover of staff and absences have hampered consistent performance. For the time being this is being addressed by bringing in a temporary member of staff to manage this element of the work. In the medium term the approach to providing and resourcing pre-application advice will be reviewed.

**Table 4:** % of pre-application queries dealt with within time period (4 weeks) or ave time?

<b>Year</b>	<b>% of pre-application queries dealt with within time period (4 weeks)</b>
2018/19 to date	67%
2017/18	80%
2016/17	72%

1.4.2 The charging regime for the provision of non-householder pre-application has now been adopted permanently after a successful trial and an additional Planning Officer in post to lead on this area of work. The income

received is currently exceeding the cost of providing the service and this is being closely monitored.

**Table 5:** Pre-application Income

<b>Year</b>	<b>Income</b>
2018/19 to date	£47,340
2017/18	£57,800
2016/17	£63,925

## 1.5 Appeals

1.5.1 The proportion of successful appeals against WDC decisions has reduced significantly during 2018/19. This may be in part down to the adoption of the new Local Plan with an up to date policy framework and in part, down to officers being proactive in learning from appeal decisions. Officers also prepare regular reports to planning committee to give an opportunity to review the decisions and learn lessons. It is interesting to note that the total number of appeal also appears to have reduced during 2018/19, which again may be as a result of having an up to date adopted Local Plan.

**Table 6:** % of appeals dismissed

<b>Year</b>	<b>No. of appeals</b>	<b>% of appeals dismissed</b>
2018/19 to date	19	74%
2017/18	70	54%
2016/17	69	55%

## 1.6 Enforcement

1.6.1 The number of enforcement cases on hand throughout the year has increased from an average of approximately 130 open investigations to an average of over 200. This is due to current high workload levels and some fluctuations in staff resources.

1.6.2 To date, 353 enforcement enquiries have been signed off during 2018. Of these 286 (81%) have been resolved within 12 weeks.

## 1.7 Section 106 Contributions

1.7.1 The procedure to monitor Section 106 agreements and contributions has been changed significantly and has significantly reduced the risk of contributions being missed, with the posts involved in tracking progress on schemes and working with colleagues to ensure invoices are issued promptly and payments are received in a timely manner. These

procedures are being kept under review and fine-tuned particularly in respect of the level of collaborative working that is required with the County Council and other partners. Whilst recognising the improvements being made, the 2018 audit in to Section 106 processes has identified a number of key areas to address which will result in further tightening of processes and particularly better use of the Acolaid system to manage section 106 agreements. Data reports relating to payments due and received are now prepared on a quarterly basis.

1.7.2 The 2nd quarter of 2018/19 has seen the following Section 106 contributions triggered:

**Table 7 – 2018/19 Quarter 2 Section 106 Triggers**

**Q2 2018/2019 S106 Financial Contributions**

S106 Contribution	W/14/0681	W/14/0661	W/14/1340	W/15/1761	W/14/0322	W/14/0689	W/15/0646	Total
Monitoring Fee	£12,184.25		£15,562.61					£27,746.86
Indoor Sports Facilities		£397,258.14			£26,122.00	£65,076.21	*1	£488,456.35
Outdoor Sports Facilities		£27,118.38			£1,888.71	£4,705.23	*1	£33,712.32
Country Park		£628,055.02						£628,055.02
Off Site Open Space				£20,518.94	£49,083.43		*1	£69,602.37
Hospital		£802,126.45			£61,309.03	£153,272.57	*1	£1,016,708.05
GP Surgery	£111,081.99							£111,081.99
Police		£104,851.60				£20,753.46		£125,605.06
Bio-Diversity *2		£110,164.00						£110,164.00
Education *2		£4,587,061.00						£4,587,061.00
Highways *2		£1,887,950.00			£113,790.83			£2,001,740.83
<b>Total</b>	<b>£123,266.24</b>	<b>£8,544,584.59</b>	<b>£15,562.61</b>	<b>£20,518.94</b>	<b>£252,194.00</b>	<b>£243,807.47</b>	<b>£0.00</b>	<b>£9,199,933.85</b>

**Notes**

\*1 100% of Contributions paid in Q3 of 2017/2018.

\*2 Contribution paid direct to Warwickshire County Council.

1.7.3 In total 2017/18 saw financial contributions of £19.28m towards infrastructure in the District arising from Section 106 agreements. As well as financial contributions, S106 agreements typically also include other obligations such as affordable housing, open space, play areas and Sustainable Urban Drainage Systems (SUDS).

## 1.8 Community Infrastructure Levy (CIL)

1.8.1 CIL was implemented in December 2017. A CIL officer was appointed in early 2018 to support the CIL process. The first CIL payment of £50,000 has been received, with demand notices for in excess of a further £1m issued of which £330,000 is expected to be paid this financial year. In addition liability notices amounting to £878,000 have been issued and these will become payable within 60 days of each of those scheme commencing. Current forecasts suggest CIL could provide over £20m towards infrastructure before 2023.

1.8.2 **Table 8** below shows the CIL report for the period 1<sup>st</sup> April 2018 and 30<sup>th</sup> September 2018 :

<b>Description</b>	<b>No. of Applications</b>	<b>Amount Exemptions</b>	<b>Amount Liabile</b>
Number of Planning Applications requested to complete and submit CIL Additional Information Requirement form	48		
Applications assessed and found to be less than 100 sqm – not CIL liable	23		
CIL liable proposals eligible for exemption i.e. self build - 3 commenced, 3 waiting for Commencement Notices (Form 6)	6	£234,020.15	
Liability Notices issued – waiting for Commencement Notices (Form 6)	6		£878,103.25
CIL Liable proposals - exemption for Social Housing		£697,710.00	
CIL liable proposal – Demand Notice issued			£1,065,285.00
Applications CIL forms have been requested – ongoing	13		

## 1.9 Land Charges

- 1.9.1 Warwick District Council and HM Land Registry (HMLR) formed a historic partnership to transfer WDC's Local Land Charges Register to HMLR on 11<sup>th</sup> July 2018. In doing so, WDC became the first authority nationally to transfer the register to HMLR.
- 1.9.2 Local Land Charges (LLC) are obligations on land or property like listed status or tree preservation orders. A search of these is usually required when buying a house and is essential to mortgage lenders' understanding of the risks to their loans.
- 1.9.3 HMLR has been working towards creating a single, digital LLC register to replace individual local authority LLC registers. Currently each local authority holds LLC records in a variety of formats (paper and digital) and it can take up to 30 days to deliver the search results. The new digital service removes inconsistencies, providing a standardised, digital result.
- 1.9.4 The transfer of this LLC data has revolutionised an archaic system, enabling local land charges searches to be carried out using a state of the art, digital service. WDC are pioneers, as the first local authority to transfer this data. The scheme will now be rolled out nationally saving local authorities and customer time and costs.
- 1.9.5 In relation to this ground breaking work undertaken in partnership with HMLR, the Council has made a submission to the LGC Awards for 2018.

1.9.6 As a result of the register transfer, the personal search/land charge kiosk in the Riverside House reception area was removed in July 2018.

#### 1.10 Viability reports

1.10.1 Following a Notice of Motion agreed at Council in June and the publication of the new NPPF (and associated guidance), the Executive has agreed to change the approach to preparing and publishing viability reports associated with planning applications. This new approach will be applied to all applications requiring viability assessments, received after the introduction of the new NPPF in July 2018.

## 2 **Building Control**

2.1 Warwick Building Control is now an established joint service with Rugby and Daventry Councils. The workload remains at a fairly constant level, despite strong competition from Approved Inspectors. Income levels continue to improve and are currently forecast to significantly exceed set budget levels for 2018/19 - see Table 9. This reflects the success the service has had in maintaining market share.

**Table 9:** Warwick Building Control Income

	<b>2018/19 (to date)</b>	<b>2017/18</b>	<b>2016/17</b>
April	70,851	60,472	73,210
May	54,097	75,437	63,304
June	83,848	71,214	71,901
July	71,676	69,507	48,737
August	64,558	65,213	58,188
September	51,524	60,600	62,525
October	76,789	72,161	57,271
November		52,174	63,905
December		55,066	43,356
January		54,337	41,708
February		48,797	67,010
March		65,462	59,504
<b>Annual Total</b>	<b>472,873</b>	<b>750,439</b>	<b>710,617</b>
Monthly Average Income	67,553	62,537	59,218
Predicted Outturn (Based on Monthly Average Income)	810,636	750,439	710,617
Current Budget	720,000	720,000	720,000

- 2.2 Warwick Building Control staff continue to be proactive in promoting the service, through providing a quality service built on trust, with repeat work from established architects, developers, builders and members of the public. As a result the number of applications being received by the service remains at a high level. Table 10 below shows that the market share of the service remains at around two thirds and that the total number of cases being dealt with by the service has been fairly constant.

**Table 10:** Number of WBC cases (and % market share)

	<b>2018/19 (to 30/9/18)</b>	<b>2017/18</b>	<b>2016/17</b>
Building Notice	757	1363	1298
Full Plans	388	826	808
Partnership	36	53	123
Regularisation	54	97	101
<b>Warwick Building Control: Total cases</b>	<b>1235</b>	<b>2339</b>	<b>2330</b>
Approved Inspector Cases	665	1154	1104
% WBC Market Share	65%	67%	68%

- 2.3 The service continues to receive positive feedback from clients responding to the customer satisfaction questionnaire, with a very high level of satisfaction (see Table 11).

**Table 11:** Customer Satisfaction

	<b>2018/19 (to 30/9/18)</b>	<b>2017/18</b>	<b>2016/17</b>
% of customer satisfied with service	99%	100%	99%

### 3 Planning Policy

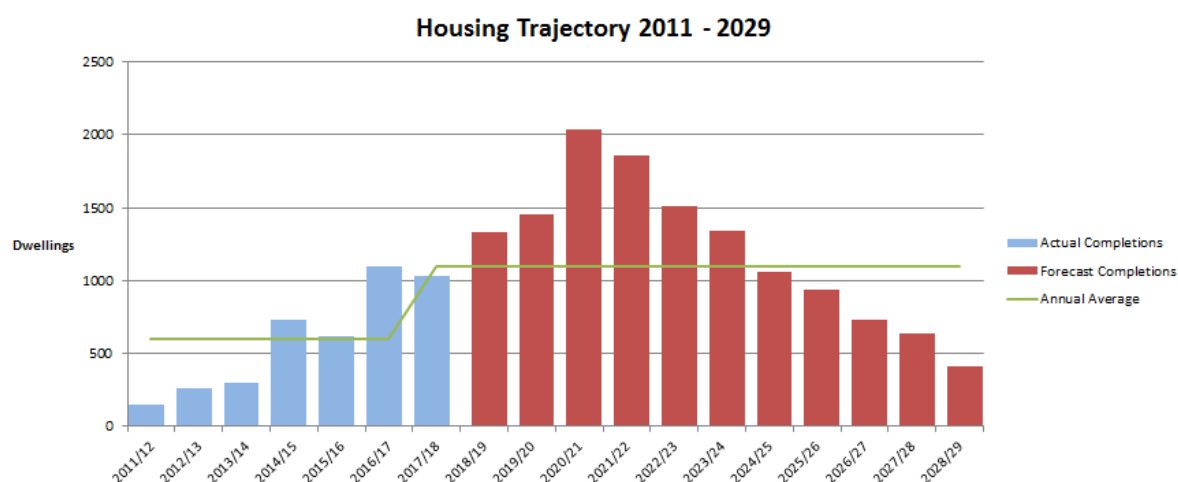
- 3.1 The Local Plan was adopted in September 2017. This provides an up to date and robust policy framework for planning decisions and also provides the basis for proactive work to deliver development and associated infrastructure. Specifically the Plan provides the framework to deliver around 17,000 dwellings between 2011 and 2029 as well as around 140 hectares of additional employment land. Following adoption of the Local Plan the Council can now demonstrate it has a 6.49 year supply of housing land which may be used in supporting the refusal of applications for housing on sites that are not allocated in the Plan.

- 3.2 Following the adoption of the Local Plan, an updated Local Development Scheme has been prepared setting out the plans to prepare a range of supplementary planning documents (SPDs). A new SPD on parking standards and an updated Residential Design Guidance have been approved and documents on Air Quality, Purpose Built Student Accommodation, Self-Build housing and Open Space are in preparation.
- 3.3 The 2018 annual monitoring showed that 1031 dwellings were completed during 2017/18. Although slightly down from the record set in 2017/18 of 1098 this continues the trends from recent years that has seen a steady increase in the rate of housebuilding across the District in support of the delivery of the Local Plan. As a result, the Council is achieving a delivery rate of 119% against the new Housing Delivery Test.

**Table 12:** The Housing Delivery Test

<b>Housing Delivery Test</b>	
	2015/16 to 2017/18
Housing requirement	2,298
Net homes delivered	2,730
Housing delivery test percentage	118.8%

- 3.4 The graph below, taken from the Council’s latest Authority Monitoring Report (published in August 2018), gives an update on recent and projected levels of housing delivery in the District. As can be seen, delivery of housing is anticipated to rise over the next few years, particularly as the major large housing allocations in the Local Plan begin to deliver new homes. The sharp rise expected in 2020/21 in particular is due to a combination of high delivery on sites that already have planning permission together with a number of major green field sites allocated in the Local Plan (including land at Kings Hill and east of Kenilworth).





- 3.5 Allied to this, the service has continued to evolve and improve the Infrastructure Delivery Plan (IDP). The Plan has been regularly updated since the adoption of the Local Plan to reflect changing requirements of infrastructure providers, changing costs and importantly updates on sources of funding. The IDP is published so that the public can keep abreast of what is planned. In addition, 6 monthly updates are provided to Overview and Scrutiny Committee. Following the adoption of the Local Plan in 2017 the service is now moving towards ensuring this is delivered and is putting in place a number of steps to deliver infrastructure including a focus on infrastructure that is needed within the next 5 years, undertaking detailed infrastructure planning to enable the Regulation 123 list to be put in place and directly working with infrastructure providers to ensure projects are funded and are delivered in a timely manner. Careful coordination takes place across the District's main growth areas to ensure development comes forward in comprehensive way with infrastructure provided in the best locations and in a cost effective way. Examples of progress on major infrastructure projects include Europa Way, the A46 link road, the opening of a new primary school, progress on three new/replacement secondary schools and the Tachbrook Country Park. In planning and delivering infrastructure, it must be kept in mind that many projects require our partners (WCC, SWFT, CCG etc) to play a proactive role in planning, funding and delivery
- 3.6 Following the introduction of the Community Infrastructure Levy (CIL) in December 2017, the Council published a full Regulation 123 list in April. A review of this is currently underway to ensure that CIL is targeted at the most appropriate and important items of infrastructure and that these are properly costed and resourced. It is anticipated that this review will be brought before Executive for approval in March 2019.
- 3.7 The delivery of the Local Plan and the IDP is also being supported by the appointment of three Site Delivery Officers. These officers are focused on working with infrastructure providers, developers and communities to bring forward timely and high quality development to the south of Warwick and Leamington, Kenilworth and south of Coventry respectively. In particularly significant progress has been made towards the preparation of a Development Brief for East of Kenilworth which was approved for public consultation by Executive in October.
- 3.8 Five Neighbourhood Plans have now be "made" (adopted) in the District – Whitnash, Barford, Leek Wootton & Guy's Cliffe, Baginton & Bubbenhall and Budbrooke. Kenilworth Neighbourhood Plan is expected to be "made" following a referendum held on 15<sup>th</sup> November (at the time of preparing this report the outcome of that referendum was not known). The Neighbourhood Plan for Leamington is currently progressing.

- 3.9 Development Services has a permanent part time officer working on HS2, to ensure that the authority is fully engaged with the process and is in a position to deal effectively and appropriately with the related submissions which have now started to arrive. Warwick District was the first designated authority in the country and has also been the first authority to receive and determine those submissions. We also continue to assist areas that are significantly affected by HS2 by liaising with the public and parish councils and ensuring that they understand the process.

### **Part B : Risks**

- 4 The Service risk register is monitored on at least a quarterly basis by service managers and the portfolio-holder. Significant risks are reported to the Senior Management Team.
- 5 The service has one risk in the "red" band (indicating the highest category of risk). This relates to the risk of "failure to secure sufficient or timely infrastructure funding through CIL/Section 106". This risk is high due to the large sums of money involved, the significant challenges around the delivery of infrastructure and the relative immaturity of the Council's processes for Section 106 monitoring and CIL. Other significant risks include:
- Ongoing challenges involved with maintaining staff resources, particularly experienced, professional staff
  - Effective enforcement processes, where demand continues to be extremely high and is currently outstripping resources
  - Potential fraud or errors in the allocation of S106 or CIL funding. This has now been addressed so that processes protect officers and the risk is reducing. However the risk remains as processes are still bedding down (see S106/CIL audit).
  - Challenges relating to delivery of major development sites which could impact on housing supply and the long term wellbeing of the District. At present this risk is being successfully managed through the site delivery work, but challenges around land ownership, the housing market and infrastructure coordination remain.
  - Losing Building Control market share to Approved Inspectors thereby impacting on income and resilience

### **PART C: Workforce Planning**

- 6 There have been significant difficulties in recruiting experienced professional staff in both planning and building control over the last two

years. The service has therefore brought in a number of initiatives to develop staff so that we 'grow our own' expertise in these areas. There are numerous examples of this including:

- Introduction of three Principal Planner Posts within Development Management to recognise the growing challenges facing those staff dealing with the most complex planning applications
- Review and retention of a career grade planner post within Development Management (which we intend to fill from within the service)
- Appointment of new Head of Service and new Policy and Projects Manager from within the service
- Internal appointment of four members of staff within building control to more senior posts within the service (combined with support and encouragement for all staff to grow their professional qualifications and experience)
- The introduction of two new apprentice posts to which we are currently recruiting
- The internal appointment of the Discharge of Conditions officers (originally appointed as a gap year student) to a permanent planning assistant post
- The development of a member of staff in Development Management, who was appointed in a trainee role, and has developed into a Principal Planning Officer and has recently achieved a professional qualification supported by the Authority.

- 7 This is supported by a proactive approach to training and development which has seen a number of building control officers progressing with their qualifications and two planning assistants being provided with the opportunity to start a part-time course to achieve their professional planning qualifications.
- 8 Linked to this, managers have developed a service area training plan following on from staff appraisals, which will provide generic training as well as specialist planning and building control training.

## **Part D: Finance**

### **9 Income**

- 9.1 As set out in Part A above, both Development Management and Warwick Building Control exceeded their income budgets in 2017/18. Both services are on track to match or exceed those levels in 2018/19. Pre-application income has also exceeded expenditure in 2017/18 and income is projected to grow in 2018/19.

9.2 In early 2018 the Government introduced a 20% uplift in planning fees as long as the Council committed to spending this on the service. This 20% of the planning fees is recorded separately to enable ongoing monitoring to take place so that the service can maximise the potential for this to support additional resources. This additional income is currently being used to fund the monitoring officer, an additional part-time enforcement officer, an additional site delivery officer, additional resources in neighbourhood services and community Protection, training fees for professional qualifications and the balance required to fund three new Principal Planner posts.

## 10 **Expenditure:**

10.1 Development Services achieved the 2.5% saving on discretionary budgets in 2015/16, 2016/17 and (setting aside the investment arising from the 20% increase in the planning fees) has also met its savings targets for 2018/19.

## 11 **Budget Management:**

11.1 Officers have been involved in additional finance training throughout the year.

## 12 **Procurement and contracts:**

12.1 As part of the training stated above, officers are working closely with the Procurement team to ensure that procedures are improved. The contracts register is up to date and is monitored on a quarterly basis.

## 13 **Audits**

13.1 An audit of Land Charges has been completed within this part of the service during 2018/19. This achieved a substantial assurance rating.

13.2 An audit of Section 106 and CIL has been completed in November 2018. This achieved a moderate assurance rating. The conclusions from the report note that *"whilst not perfect, the s106 monitoring performed by the Council is identified by WCC as being good practice with this being raised with the other districts."*

13.3 The conclusions of the report go on to say:  
*"Internal Audit also recognise that the level of monitoring performed is much improved compared to that in place at the time of the previous*

*audits, but feel that controls need to be strengthened. In that regard, a number of issues were identified*

- *Two recommendations from the previous audits, relating to informing consultees of the outcomes of applications and obtaining a sealed copy of a specific agreement, had not been actioned.*
- *Contribution requests had not always been identified when s106 agreements were being discussed and drawn up.*
- *The s106 monitoring spreadsheet did not include a number of recent agreements.*
- *The financial contributions spreadsheet also required updating to include payments received and missing agreements.*
- *No specific monitoring was being undertaken to ensure that contributions were being spent appropriately.”*

13.4 The Head of Development Services accepts that there is room for improvement in the way that Section 106 agreements are drafted monitored, implemented and enforced. This has been a strong area of focus in recent years and particularly during the last 18 months. Whilst this has led to the improvements identified, there remains more to be done to tighten practices in this complex area.

## **Part E: Work Streams and Projects**

### **14 Development Management**

- 14.1 Across Development Services there is a need to continually improve the electronic delivery of the services we offer, in particular for development management and building control as they are very customer facing services.
- 14.2 During 2018/19, the Development Management service has “bedded-down” the restructure agreed in 2017. Associated with this this, the 20% increase in planning fees has been introduced. This has enabled the service to strengthen resources in a number of key areas including enforcement, discharge of conditions and monitoring. All these roles are important in growing the capacity of the service to focus on delivery of high quality and timely development.
- 14.3 During 2018, Warwick District Council and HM Land Registry (HMLR) formed a historic partnership to transfer WDC’s Local Land Charges Register to HMLR – see para 1.9 above.
- 14.4 Another key work-stream during 2018/19 has been progress towards the designation of the Canal Conservation Area. Detailed assessment work, draft proposals and a public consultation has been undertaken. At the time of preparing this report, work is underway to analyse the consultation response and to consider amendments to the draft proposals.

It is currently intended to bring a further report for final approval to Executive in early January.

- 14.5 A further development during 2018 has been the establishment of the CIL collection process which is now being implemented with the support of the CIL officer. As set out in Part A above, CIL income is now beginning to be received.
- 14.6 Work is progressing to extend the use of the Acolaid planning system to incorporate monitoring of development, Section 106 and CIL within the system thereby removing the need to retain separate spreadsheets and databases. The new Monitoring Officer is leading on this project to ensure historic data is migrated effectively and the new system delivers a more effective and efficient approach to monitoring. This project is progressing well. The potential for the Acolaid system to support this data and provide the reports needed has been established and work is currently underway to transfer a significant amount of data relating to development monitoring and section 106 agreements in to the system. It is intended to bring this new system in to operation from Spring 2019 in time to support the 2019 annual monitoring work.
- 14.7 During 2018, the conservation team have introduced a Local List as required by Policy HE3 of the new Local Plan. This Local List identifies a number of buildings which are of significant heritage value but which fall below the threshold of national listed building status. Where planning applications impact on a locally listed building, this will be a material consideration in determining the planning application. Now that the list is established, further work will be undertaken to consider whether an Article 4 direction to remove permitted development rights on these buildings is justified and to ascertain whether there are further buildings that deserve to be added to the list.
- 14.8 A final workstream being led by the Development Management concerns the project management of major planning applications such as Kings Hill, Gateway South and the Asps. This is a new approach that has been introduced to ensure progress on major schemes is maintained and the required expertise to support the case officer is available to enable a coordinated approach to be taken.

## 15 **Warwick Building Control**

- 15.1 During last year 2017/18, WBC transferred Rugby and Daventry ICT systems onto IDOX which was a major migration process. Daventry's migration is completed. Rugby's data has proved to be more involved as data was stored in different formats. All data has now been moved across,

although there remains further work to ensure this is easily accessible through IDOX. Work is now underway with IDOX to process this remaining data.

- 15.2 The Building Control service is established and recognised by architects and builders who continue to use the service as we are able to remain competitive, cost neutral and reactive. We have a strong relationship with Warwick University and the Developers where we have secured contracts to provide the BC Service for the Sports Hall Hub, 6no extensions to the Art Block, 12 new residential blocks all of which are currently under construction. Work continues to market the service. During 2018 a marketing video has been produced and is available on the website. Officers use this along with other marketing materials, to promote the service and underline the high quality, trusted brand WBC is able to offer.
- 15.3 Through this WBC has an established reputation and have recently picked up other projects including, 2 storey offices/warehouse for IPG at Ansty Park, MOTTO service station on M6 new service station. Kenilworth School pre application, Rugby Farmers Market Kenilworth, Sydenham new sixth form block, Church and Housing site development at Lillington, Bloor's Housing site Kenilworth due to start soon as currently the infrastructure is now in place. Routine day to day projects are mainly domestic extensions for lofts, basements, rear and side extensions and or garage conversions, providing an efficient robust service encourages repeat business.
- 15.4 We have established relationships with NAC and securing repeat business. Rugby School has over £30 million to spend over the next few years. Work has recently picked up in Daventry area due to the BC service being more robust, and the competition not servicing their clients as effectively. Staff are encouraged to chase new Business and WBC will always attend pre application meetings.
- 15.5 This year Warwick Building Control (WBC) entered and won the LABC awards under the category '**Best Change of Use of an Existing Building or Conversion**' for the work undertaken at 9 Clarendon Place by Hardeep Malle, Hatchback Ltd. This building has been converted from disused offices to high end apartments using all the latest technologies whilst retaining the original character of the building. By choosing to use Warwick Building Control for the Building Control Service, the developer was provided with our in depth expertise on all aspects of Building Regulation requirements and further advice to enhance design issues. Following our close involvement with the development, we felt that this property was a prime example of conversion work and were delighted that this won the category of "Best Change of Use of an Existing Building or

Conversion". As a result of this the scheme was shortlisted for the LABC National Awards.

## 16 **Planning Policy**

- 16.1 In terms of the Local Plan, the focus in the year ahead will be on delivery including supporting the comprehensive delivery of major sites, the funding and delivery of infrastructure and progressing Supplementary Planning Documents. Specifically, it is expected that progress will be made on the delivery of sites to the south of Warwick and finalising a Development Brief for land East of Kenilworth. Support for the preparation of planning applications for sites to the south of Coventry and adjacent to growth villages will also continue to be provided.
- 16.2 In terms of infrastructure, examples of projects which officers will be actively involved with over the next year are:
- plans to improve to the Europa Way corridor,
  - improvements to the A46/Stoneleigh junction,
  - the relocation of Kenilworth School
  - the delivery of the Tach Brook Country Park
  - involvement in the A46 Expressway proposals (Leicester to Tewkesbury)
- 16.3 Linked to this we will apply CIL receipts to the updated Regulation 123 list and support the annual review of this list.
- 16.4 Work to adopt new guidance on PBSAs, open space and self-build housing will continue along with other tasks agreed as part of the Local Development Scheme.
- 16.5 Looking ahead, the new National Planning Policy Framework (NPPF) published in July 2018 provides an important new material consideration for planning decisions. The new NPPF provides some opportunities to review existing policies, including in relation to sustainable buildings. Importantly, the new NPPF also sets out a new approach to assessing housing need and ensuring sufficient housing is provided. During the early part of 2019, it is expected that the Government will announce its updated proposals for a new standard methodology for calculating housing need. Once the impact of this on housing need in Coventry and Warwickshire is understood, work will get underway to update the evidence base around housing and employment land needs. This in turn will allow the Council in 2019 to consider options for reviewing the Local Plan. This continues to be a major focus of Duty to Cooperate work with the other Councils in Coventry and Warwickshire. The potential to review the Local Plan may also provide opportunities to encompass new/amended



policies to align with the new NPPF. A review of the Local Plan would be able to draw on update research and evidence such a recent work on transport for new homes and updated building standards.