

 <b>EXECUTIVE</b> <b>31 October 2018</b>		<b>Agenda Item No.</b>  <b>8</b>
<b>Title</b>	East of Kenilworth Development Brief – Supplementary Planning Document (SPD)	
<b>For further information about this report please contact</b>	Andrew Cornfoot (01926) 456203 <a href="mailto:Andrew.cornfoot@warwickdc.gov.uk">Andrew.cornfoot@warwickdc.gov.uk</a>	
<b>Wards of the District directly affected</b>	Park Hill, St.Johns	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	31 <sup>st</sup> August 2017, minute number 7	
<b>Background Papers</b>	Development Brief – East of Kenilworth Executive Report 31 <sup>st</sup> August 2017	

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	No
<b>Included within the Forward Plan? (If yes include reference number)</b>	Yes - 937
<b>Equality &amp; Sustainability Impact Assessment Undertaken</b>	Yes
The Local Plan and the policies within it has been subject to equalities impact assessment.	

<b>Officer/Councillor Approval</b>	<b>Date</b>	<b>Name</b>
Chief Executive	27/09/2018	Chris Elliott
CMT	27/09/2018	Chris Elliott, Bill Hunt, Andrew Jones
Section 151 Officer	27/09/2018	Mike Snow
Monitoring Officer	27/09/2018	Andrew Jones
Head of Service	27/09/2018	Dave Barber
Portfolio Holder(s)	10/10/2018	Councillor Alan Rhead
<b>Consultation &amp; Community Engagement</b>		
The document is submitted to Executive with a recommendation that it is adopted following a public consultation with a minimum length of 8 weeks commencing shortly after Executive's decision		
<b>Final Decision?</b>	No – As the document will need to come back to Executive for adoption	

## **1 SUMMARY**

- 1.1 The Warwick District Local Plan 2011-2029 adopted in September 2017 includes significant housing, education and employment allocations to the east of Kenilworth. Local Plan Policy DS15 'Comprehensive Development of Strategic Sites' applies to housing allocations H06 and H40 to the east of Kenilworth and requires proposals to represent a comprehensive development scheme for the entire site to be demonstrated by the submission of either a Development Brief or a Layout and Design Statement as appropriate.
- 1.2 Warwick District Council at the Executive Committee on 31<sup>st</sup> August 2017 committed to a proactive approach by approving the preparation by officers of a Development Brief to support the development of the proposed housing, education and employment allocations to the east of Kenilworth.

## **2 RECOMMENDATIONS**

- 2.1 That Executive agrees that the Draft East of Kenilworth Development Brief as set out in Appendix One is approved for public consultation.
- 2.2 That Executive agrees that the public consultation period will commence following the Kenilworth Neighbourhood Plan Referendum on 15<sup>th</sup> November. The consultation will last a minimum of 8 weeks and will accord with the Council's adopted Statement of Community Involvement (SCI).
- 2.3 That Executive note that following the public consultation a final version of the Development Brief will be brought before them to formally approve as a Supplementary Planning Document. The Development Brief will be accompanied by a summary of the representations received and relevant amendments.

## **3 REASONS FOR THE RECOMMENDATIONS**

- 3.1 Extensive collaborative work has been undertaken involving internal departments of the Council and external partners including Warwickshire County Council to inform the draft Development Brief. Further stakeholder engagement meetings have been undertaken including with the Kenilworth Development Forum and with Kenilworth Town Council to assist in the preparation of the Development Brief.
- 3.2 The Development Brief at Appendix One is the culmination of the above engagement and specifically-commissioned technical work. It provides a coherent masterplan, and will help ensure that the developments on the land East of Kenilworth are integrated well with the town, providing much needed housing, open space, employment and land and community facilities.
- 3.3 The Council's 'Statement of Community Involvement' (SCI) adopted in January 2016, outlines in Table 2, guidance on community involvement in stages of Supplementary Planning Document production. The SCI states that once guidance, such as the East Kenilworth Development Brief, has been prepared, comments will be invited from all interested parties and the wider community. This document has now reached this stage and consultation is required to progress the document.

- 3.4 A public consultation is proposed to commence following the Kenilworth Neighbourhood Plan Referendum to minimise confusion between the two planning documents. The public consultation and adoption of the Development Brief however is not impacted by the outcome of the Referendum.
- 3.5 The document if adopted as a Supplementary Planning Document will be a material consideration in the determination of planning applications in the area covered by the document.

## 4 POLICY FRAMEWORK

### 4.1 Fit for the Future (FFF)

The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. Amongst other things, the FFF Strategy contains Key projects.

The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The Council's SAP's are the programme of work fundamental to the delivery of the strands described in the table below.

FFF Strands		
People	Services	Money
<b>External</b>		
<b>Health, Homes, Communities</b>	<b>Green, Clean, Safe</b>	<b>Infrastructure, Enterprise, Employment</b>
<u>Intended outcomes:</u> Improved health for all Housing needs for all met Impressive cultural and sports activities Cohesive and active communities	<u>Intended outcomes:</u> Area has well looked after public spaces All communities have access to decent open space Improved air quality Low levels of crime and ASB	<u>Intended outcomes:</u> Dynamic and diverse local economy Vibrant town centres Improved performance/productivity of local economy Increased employment and income levels
The SPD will help ensure that the developments bring forward the allocated housing	The SPD will help ensure the provision of green corridors through the site	The SPD will help ensure that the right infrastructure is provided
<b>Internal</b>		
<b>Effective Staff</b>	<b>Maintain or Improve Services</b>	<b>Firm Financial Footing over the Longer Term</b>
<u>Intended outcomes:</u> All staff are properly trained All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in	<u>Intended outcomes:</u> Focusing on our customers' needs Continuously improve our processes Increase the digital provision of services	<u>Intended outcomes:</u> Better return/use of our assets Full Cost accounting Continued cost management Maximise income earning opportunities Seek best value for

the right job with the right skills and right behaviours		money
The SPD will help officers in pre-application discussions and in determining relevant applications	Not applicable	Not applicable

## 4.2 **Supporting Strategies**

Each strand of the FFF Strategy has several supporting strategies. The Local Plan is one of the key strategies, cutting across many of the FFF strands.

The Kenilworth Neighbourhood Plan, if 'made' will become a Development Plan Document holding significant weight in the determination of applications within Kenilworth and the Development Brief site. Kenilworth Neighbourhood Plan Policy KP4 specifically relates to the site and therefore the Development Brief is required to be in harmony with the Neighbourhood Plan. However, should the Neighbourhood Plan not receive a majority 'yes' vote at referendum and falls away then the Development Brief can still be progressed to adoption and will continue to be important in the delivery of the comprehensive development of the site.

## 4.3 **Changes to Existing Policies**

This document seeks to support the new policies adopted within the Local Plan and adheres to national and local policies rather than changing them.

## 4.4 **Impact Assessments**

The Consultation will be undertaken in line with the Council's Statement of Community Involvement (SCI) 2016 approved by Executive in January 2016. The SCI specifically seeks to ensure that all relevant sectors of the community are consulted. The Local Plan has been subject to an equalities impact assessment which assessed the implications of consultations on equalities.

# 5 **BUDGETARY FRAMEWORK**

- 5.1 The costs of conducting the consultations and reviewing the responses are covered within the existing budget framework.

# 6 **RISKS**

- 6.1 There are no specific risks related to taking the proposed SPD out to public consultation.

# 7 **ALTERNATIVE OPTIONS CONSIDERED**

- 7.1 The Executive could decide not to consult on the document and therefore not pursue the adoption of a Development Brief for land East of Kenilworth. However, this would have a significant detrimental impact upon the ability of

the Local Planning Authority to ensure the comprehensive redevelopment of the area is achieved in accordance with key Local Plan Policy DS15 'Comprehensive Development of Strategic Sites'.

- 7.2 The Executive could decide to delay public consultation until a later date. However, this would jeopardise the Local Planning Authority's ability to influence planning applications and pre-application discussions as they come forward in the area and potentially impact upon the ability to ensure the comprehensive redevelopment of the area in accordance with Local Plan Policy DS15.

## **8 BACKGROUND**

- 8.1 In September 2017 Warwick District Council adopted the Warwick District Local Plan 2011-2029. This Local Plan allocates land for the development of an estimated 1,400 dwellings, 8 hectares of employment land and land for educational use on land to the east of Kenilworth (Local Plan allocations E1, H06, H40 and ED2). Policies DS11 'Allocated Housing Sites' and DS15 'Comprehensive Development of Strategic Sites' also identify the need for further supporting infrastructure including community facilities and a Local Centre.
- 8.2 Warwick District Council has taken a proactive approach to the delivery of the comprehensive redevelopment of the area by leading on the preparation of the Development Brief. Executive have previously approved resources to assist in this regard.