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**our ref: 190/W215L**  
**your ref: CFS-1249095**

22 February 2016

Dear Councillor,

**Warwick District Council 24 February 2016**

Further to the published agenda for the above meeting please find attached the following information:

**Setting of the Council Tax 2016/17**

Item 10(a) Amendment from Councillor Davison (Item 10(a) Green Party / Pages 1 - 4)

Item 10(b) Report of the Responsible Financial Officer (Pages 1 – 9)

**Local Plan**

An addendum for this report is attached, including updated Appendices 1 and 3 to make the proposed changes clearer.

Yours sincerely

Graham Leach  
Democratic Services Manager and  
Deputy Monitoring Officer

## **Setting of the Council Tax 2016/17 Item 10 (a)**

### **Green Party proposed budget amendment for additional licensing of HMOs**

It is proposed that the Council amends the 2016/17 Budget so that that £45,000 of the £107,000 increased council tax revenue from increasing the council tax by £5 for 2016/17 (as recommended by the Executive) is earmarked towards the consultation and subsequent running costs (not recovered from the additional licence fee income) of the proposals, with a corresponding reduction in the allocation to the Service Transformation Reserve. Any expenditure would be at the discretion of the Executive, based on future reports from the Head of Housing and Property Services. It is anticipated that use of this funding would be for: a) consultation and development of the business plan; then, b) employment of an additional Private Sector Housing Enforcement Officer. Once established, the licence fees should cover 80% of the officer costs, resulting in a net expenditure of £9,000 per annum, with the remainder of this earmarked funding returned to the Service Transformation Reserve.

Proposed: Ian Davison

Seconded: Judy Falp

### **Justification**

#### **Key Points**

Extend licensing of Houses in Multiple Occupation (HMOs) to all HMOs in a designated area to:

- enforce the 10% maximum concentration of HMOs;
- raise properties to 'decent homes' standard;
- reduce problems of noise, rubbish and anti-social behaviour; and
- promote social cohesion.

Once implemented, this licensing income would be used to fund 80% of the salary of an additional WDC Private Sector Housing Enforcement Officer, leaving a net cost of £9,000 per annum.

#### **The problem/ current situation**

Where there is a high concentration of privately owned rented property, many are unlicensed HMOs. Although there is much to celebrate in having a diversity of residents living in an area, when there is too high a concentration of transient residents, there are considerable problems regarding

anti-social behaviour, waste issues and general lack of community spirit. Council staff report that education regarding HMOs managing waste has had little impact. It is likely that the same is true regarding anti-social behaviour.

Consequently, the council implemented an Article 4 Direction to limit the number of HMOs in any given area of Leamington to 10%<sup>i</sup>. This is working successfully in some cases; but in others, residents believe that HMO applications are being agreed despite there being more than 10% in the vicinity because there are unlicensed HMOs that are not on the council's database: staff do not have the time or powers to make it accurate and so are not prepared to make it publicly accessible.

In addition, local residents report that too many HMOs are in poor condition. Tenants are reluctant to complain as they generally don't understand the rules and fear eviction. This is corroborated by the national finding that 30% of private rented sector homes fail the 'decent homes' standard, including 16% having a 'Category 1 hazard' such as a broken boiler or dangerous wiring<sup>ii</sup>.

The government has recently consulted on extending the scope of mandatory licensing and intends to announce proposals in spring this year.<sup>iii</sup>

### **The Budget Proposal**

The aim of this budget proposal is to introduce a licensing system for all HMOs within a designated area, where poor management of HMOs is causing problems<sup>iv</sup>. This area, to be determined by consultation, could be the whole of Warwick District. The annual charge might be £350 per annum for 3-5 tenants, and pro rata higher for more tenants<sup>v</sup>. Prior consultation is required, so this proposal is in two phases: first to undertake the consultation and develop a business case; second (subject to Executive approval) to recruit an additional WDC Private Sector Housing Enforcement Officer to implement the scheme. The officer's primary role would be to run the licensing system for these additional HMOs, which means they would:

1. Ensure that the WDC District-wide database of currently unlicensed HMOs is up-to-date and open access.
2. Inspect HMO properties within the designated area to see that they meet 'decent homes' standard, which includes insulation levels and absence of category 1 hazards, obligations to keep noise and litter under control, and publish information in point 3, below<sup>vi</sup>.

Running an HMO without a licence would be subject to a fine, being added to the 'database of rogue landlords' and potentially subject to a banning order

Additional roles (subject to funding) may include:

3. Setting up a District-wide voluntary code of practice for rented accommodation for all HMOs and non-HMOs alike. This would 'kite mark' the well-run rented properties and letting agencies, for example, in terms of gas and electrical safety, admin fees, deposits, information to tenants about waste & recycling, heating bills. If this voluntary scheme is unsuccessful, undertake a consultation to consider whether to apply for a wider licensing scheme.
4. Implementation of the relevant sections of the Housing and Planning Act (when enacted) such as Banning Orders and a Database of Rogue Landlords and Letting Agents.

## **Initial plan and budget**

The outcome of the government consultation may mean that a larger plan (such as licensing all HMOs in the District) or a smaller plan (e.g. only those HMOs with 5 or more tenants) may be adopted. In addition, Housing & Property Services would need to consult with relevant stakeholders and create a proper business plan. We understand from the Head of Housing & Property Services that this work could be undertaken using existing staff; costs for materials, hire of rooms etc are likely to be modest. Funding for the additional officer would be subject to a report to the Executive, based on the consultation and business plan.

## **‘Steady state’ Budget**

Consultation with the Head of Finance and Housing & Property Services suggests the following ballpark annual figures:

- Expenditure: Private Sector Housing Enforcement Officer = £45,000
- Income: In South Leamington, there are approximately 617 unlicensed HMOs; based on the proposed minimum charge of £350 a licence would generate an income of £215,950 over the 5-year period of the licence. This is around £43,000 per annum; this is a minimum estimate as the charge would be higher for HMOs with more than 5 tenants and there may well be more HMOs than on the Council’s database. If the designated area was larger, then more income could be generated.

Thus, it appears that this scheme could be approximately cost neutral, although this is dependent upon the designated area. As indicated above, there is considerable uncertainty in these figures; also, officer time (and hence money) is required for enforcement. Therefore it is sensible to anticipate an on-going cost (i.e. not recovered from the licensing fees) of 20% of the officer time = £9,000 per annum.

## **Summary**

It is envisaged that once the scheme is fully operational, the licence fees would pay for about 80% of this additional officer; therefore there would only be a modest outlay. For the quality of life of residents, there could be substantial advantages: proper control of the concentration of HMOs; safer, decent homes for tenants; and reduction of fly-tipping and anti-social behaviour. It is expected that these proposals would lead to financial saving, too, although these are very difficult to quantify in terms of waste disposal (reduced fly-tipping and general litter plus increased recycling rates) and a reduction in officer time dealing with anti-social behaviour, particularly noise. These changes will help to level the playing field so that responsible landlords are not at a competitive disadvantage compared with those who do not maintain their properties adequately or cram in more tenants than is legal: the council is currently unable to deal effectively with these issues.

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<sup>i</sup> See

[http://www.warwickdc.gov.uk/info/20376/planning\\_policy/272/hmo\\_article\\_4\\_direction](http://www.warwickdc.gov.uk/info/20376/planning_policy/272/hmo_article_4_direction)

and

<https://estates4.warwickdc.gov.uk/cmIS/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=HJkXHFR7CoJ4rAgUPQcXc3HSt9ueLZUxD%2FRxv8x9Fy9BeNLaxb48YQ%3D%3D&rUzwR>

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[Pf%2BZ3zd4E7lkn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2FLUQzgA2uL5jNRG4jdQ%3D%3D&mCTIbCubSFfXsDGW9IXnlg%3D%3D=hFfIUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFfIUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtyA%3D%3D=ctNJff55vVA%3D&FgPIIEJYlotS%2BYGoBi5oIA%3D%3D=NHdURQburHA%3D&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3D&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3D](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/469213/English_Housing_Survey_Headline_Report_2013-14.pdf)

ii

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/469213/English\\_Housing\\_Survey\\_Headline\\_Report\\_2013-14.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/469213/English_Housing_Survey_Headline_Report_2013-14.pdf)


iii see <http://www.theyworkforyou.com/wrans/?id=2016-02-08.26335.h>

iv To introduce the scheme, “a local council must consider that a significant proportion of HMOs in that area are causing problems for tenants or the neighbourhood due to poor management.”

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/15652/HMO\\_Lic\\_landlords\\_guide.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/15652/HMO_Lic_landlords_guide.pdf)

v Current WDC licensing charge for HMOs with 5 or more people on 3 or more storeys are at [http://www.warwickdc.gov.uk/info/20163/private\\_housing/179/multiple\\_occupancy\\_homes](http://www.warwickdc.gov.uk/info/20163/private_housing/179/multiple_occupancy_homes). The minimum charge is £544.45 for renewal of a licence for 5 occupants with a multiple property discount.

vi Scotland requires licensing of all HMOs. For example, see in Edinburgh, [http://www.edinburgh.gov.uk/directory\\_record/626085/houses\\_in\\_multiple\\_occupation\\_hmo\\_licence](http://www.edinburgh.gov.uk/directory_record/626085/houses_in_multiple_occupation_hmo_licence); interestingly they specify carpeting to reduce noise for those living below: [http://www.edinburgh.gov.uk/info/20058/private\\_housing/372/houses\\_in\\_multiple\\_occupation\\_hmo](http://www.edinburgh.gov.uk/info/20058/private_housing/372/houses_in_multiple_occupation_hmo). Liverpool has gone further by licensing all rental properties. We may wish to adopt similar conditions relating to tackling anti-social behaviour, tenant information, and being a fit and proper person <http://liverpool.gov.uk/media/1080396/landlord-licensing-conditions-23-9-2015.pdf>.

 <b>Council 24<sup>th</sup> February 2016</b>		<b>Agenda Item No. 10(b)</b>
<b>Title</b>	The Setting of the Council Tax for the Area of Warwick District Council 2016/17	
<b>For further information about this report please contact</b>	Jenny Clayton <a href="mailto:jenny.clayton@warwickdc.gov.uk">jenny.clayton@warwickdc.gov.uk</a> 01926 456013	
<b>Wards of the District directly affected</b>	All	
<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>	Full Council 25 <sup>th</sup> February 2015 (re.2015/16) minute no.82	
<b>Background Papers</b>		

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	Yes
<b>Included within the Forward Plan? (If yes include reference number)</b>	Yes Ref 754
<b>Equality Impact Assessment Undertaken</b>	N/A

<b>Officer/Councillor Approval</b>		
<b>Officer Approval</b>	<b>Date</b>	<b>Name</b>
Chief Executive/Deputy Chief Executive	22/2/2016	Chris Elliott
Head of Service	22/2/2016	Mike Snow
CMT	22/2/2016	
Section 151 Officer	22/2/2016	Mike Snow
Monitoring Officer	22/2/2016	Andrew Jones
Finance	22/2/2016	Jenny Clayton
Portfolio Holder(s)	22/2/2016	Peter Whiting
<b>Consultation &amp; Community Engagement</b>		
As detailed in the February Budget Report.		
<b>Final Decision?</b>		Yes
<b>Suggested next steps (if not final decision please set out below)</b>		

## 1. **Summary**

- 1.1 This report sets the Council Tax for the area of Warwick District, incorporating its own Budget which is borne by Council Tax, along with the precepts from the other authorities within the area

## 2. **Recommendation**

- 2.1 That the following, as set out in the budget reports (Executive recommendations, 10<sup>th</sup> February 2016) and 2016/17 Budget Book as (forwarded electronically), be approved:-

- (a) the Revenue Budgets for 2016/17
- (b) the Capital Programme for 2016/17

### 2.2 **Warwick District Tax Base**

The Council notes the following amounts for the year 2016/16 in accordance with regulations made under Section 33(5) of the Local Government Finance Act 1992:-

- (a) 51,879.20 being the amount calculated, in accordance with regulation 3 of the Local Authorities (Calculation of Council Tax Base) Regulations 1992 as amended, as its council tax base for the year.

(b) Part of the Council's Area

<b>PARISH/TOWN COUNCIL</b>	<b>Tax Base 2016/17</b>
Baddesley Clinton	88.86
Baginton	307.24
Barford, Sherbourne & Wasperton	852.50
Beausale, Haseley, Honiley & Wroxall	325.05
Bishops Tachbrook	994.26
Bubbenhall	317.62
Budbrooke	748.57
Burton Green	450.00
Bushwood	13.84
Cubbington	1,482.67
Eathorpe, Hunningham, Offchurch, Wappenbury	332.15
Hatton	943.80
Kenilworth	9,596.71
Lapworth	941.08
Royal Leamington Spa	16,381.64
Leek Wootton	533.24
Norton Lindsey	221.10
Old Milverton & Blackdown	302.57
Radford Semele	784.91
Rowington	523.07
Shrewley	426.41

Stoneleigh & Ashow	535.70
Warwick	11,561.64
Weston-under-Wetherley	185.70
Whitnash	3,028.87
<b>Total Warwick District Council Area</b>	<b>51,879.20</b>

being the amounts calculated, in accordance with regulation 6 of the Regulations as amended, as the amounts of its council tax base for the year for dwellings in those parts of its area.

### 2.3 **Calculation of Warwick District Council Council Tax, including parish/town council precepts**

That the following amounts be now calculated by the Council for the year 2016/17 in accordance with Sections 31 to 36 of the Local Government Finance Act 1992, as amended:-

(a) £88,416,273

being the aggregate of the amounts which the Council estimates for the items set out in Section 31A (2)(a) to (f) of the Act (*Gross Expenditure including parish/town council precepts*).

(b) £79,232,125

being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3)(a) to (d) of the Act (*Gross Income*)

(c) £9,184,148

being the amount by which the aggregate at 2.3(a) above exceeds the aggregate at 2.3(b) above, calculated by the Council in accordance with Section 31A(4) of the Act as its Council Tax Requirement for the year.

(d) £177.03

being the amount at 2.3(c) above divided by the amount at 2.2(a) above, calculated by the Council, in accordance with Section 31B of the Act, as the basic amount of its council tax for the year (*Average Warwick District Council Tax, including parish/town precepts*).

(e) £1,305,773

being the aggregate amount of all special items referred to in Section 34(1) of the Act (*Total parish/town council precepts*)

(f) £151.86

being the amount at 2.3(d) above less the result given by dividing the amount at 2.3(e) above by the amount at 2.2(a) above, calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its council tax for the year for dwellings in those parts of its area to which no special item relates (*Warwick District Council Tax excluding parish/town council precepts*)



(g) Part of the Council's Area

<b>Parish Town Council</b>	<b>Band D Charge 2016/17 £</b>
Baddesley Clinton	191.25
Baginton	186.18
Barford, Sherbourne & Wasperton	202.05
Beausale, Haseley, Honiley & Wroxall	174.36
Bishops Tachbrook	192.09
Bubbenhall	188.39
Budbrooke	181.89
Burton Green	193.61
Bushwood	151.86
Cubbington	182.89
Eathorpe, Hunningham, Offchurch, Wappenbury	180.46
Hatton	163.09
Kenilworth	170.36
Lapworth	169.92
Royal Leamington Spa	171.60
Leek Wootton	166.88
Norton Lindsey	181.26
Old Milverton & Blackdown	196.97
Radford Semele	177.92
Rowington	190.92
Shrewley	166.66
Stoneleigh & Ashow	182.22
Warwick	180.78
Weston-under-Wetherley	189.72
Whitnash	195.34

being the amounts given by adding to the amount at 2.3(f) above, the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned above (3.e) divided in each case by the amount at 2.2(b) above, calculated by the Council, in accordance with Section 34(3) of the Act, as the basic amounts of its council tax for the year for dwellings in those parts of its area to which one or more special items relate (*Warwick District Council plus parish/town council Council Tax for each parish/town council at Band D*).

- (h) The amounts shown in Appendices 1 and 1a, attached, being the amounts given by multiplying the amounts at 2.3(g) above by the number which, in the proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation band D, calculated by the Council in accordance with Section 36(1) of the Act as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands (*Warwick District Council plus parish/town council Council Tax for each parish/town council for each Band*).

2.4 **Warwickshire County Council and Warwickshire Police and Crime Commissioner Precepts**

That it be noted that for the year 2016/17 Warwickshire County Council and Warwickshire Police and Crime Commissioner have stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992 for each of the categories of dwellings shown below:-

<b>Band</b>	<b>Warwickshire County Council</b>	<b>Warwickshire Police and Crime Commissioner</b>
	<b>£</b>	<b>£</b>
<b>A</b>	832.68	127.9865
<b>B</b>	971.46	149.3176
<b>C</b>	1,110.24	170.6487
<b>D</b>	1,249.02	191.9798
<b>E</b>	1,526.58	234.6419
<b>F</b>	1,804.14	277.3041
<b>G</b>	2,081.70	319.9663
<b>H</b>	2,498.04	383.9595

2.5 **Total Council Tax for the District for each Band in each Parish/Town Council**

That having calculated the aggregate in each case of the amounts at 2.3(g) and 2.4 above, the Council, in accordance with Section 30(2) of the Local Government Finance Act 1992, hereby sets the amounts shown in Appendix 2 as the amounts of council tax for the year 2015/16 for each of the categories of dwellings shown.

3. **Reasons for the Recommendation**

- 3.1 The Executive papers for 10th February 2016, which all members will have received, contain all the background information on the budget at Item 4, "Budget 2016/17 and Council Tax – Revenue and Capital". The recommendations in this report amalgamate the Warwick District Council element of the Council Tax, with Council Tax levels agreed by Warwickshire County Council, Warwickshire Police and Crime Commissioner, and the town/parish councils for 2016/17. With all these constituent parts, the Council should now be in a position to set the overall levels of Council Tax for the District.

4. **Policy Framework**

4.1 **Policy Framework**

Fit for the Future The Budgets within the District Council's Element of the Council Tax are in line with the Corporate Strategy and the Fit for the Future Programme.

Development Plan The Planning Reserve provides for issues relating to planning policy, for example the costs associated with the Local Plan, and associated research, as well as costs arising from Planning Appeals

Food Law Enforcement Service Plan The Revenue Budget approved for 2016/17

contains provision for the associated costs of delivery  
The Housing Investment Programme (H.I.P.) The Executive Papers, 10<sup>th</sup>  
February 2016, include an appendix detailing how the monies available to fund  
the H.I.P. will be spent.

#### 4.2 **Fit for the Future**

The Proposed 2016/17 Budgets will support the vision of making Warwick District a great place to live work and visit as set out in the Sustainable Community Strategy. These include those for the 5 key policy priority areas – Prosperity, Housing (in conjunction with the H.R.A. Rent Setting Report, also on this Agenda), Health and Well Being, Community Protection and Sustainability. There is a particular need to outline

This Report provides the (Budget) Money to fund Services, and employ (Staff) People to deliver these Services to the (Customers) People living in the District.

#### 4.3 **Impact Assessments** – This should not directly impact on Equalities

### 5. **Budgetary Framework**

- 5.1 The whole of the Council's budget is concerned with the financing of its priorities. The formal setting of the tax is the arithmetic and technical process of aggregating the council tax levels set for each band by the County Council and the Police and Crime Commissioner with those required by this Council, including parish/town councils. The Chief Financial Officer reports directly to Council in order that the council tax can be set in accordance with section 30 of the Local Government Finance Act 1992.

### 6. **Risks**

- 6.1 The main risks from the proposals in respect of this Council's Risks, Controls and Mitigations are outlined in section 6 of the Executive Budget Report.

### 7. **Alternative Option(s) considered**

- 7.1 The Council does have discretion over its own element of the Council Tax, further information is contained in section 7 of the report in the 10th February Executive papers. However, it has to accept the precepts and associated council tax levels set by Warwickshire County Council, Warwickshire Police and Crime Commissioner and the town/parish councils..

### 8. **Background**

- 8.1 Report to Executive 10th February 2016 – Budget 2016/17 and Council Tax and Capital  
Report to Executive 2<sup>nd</sup> December 2015– General Fund Base Budget Report 2016/17 ( Item 3)  
WCC and WPCC precepts  
Parish and town council precepts.

# Appendix 1

## Budget and Council Tax 2016/17 Calculation of Warwick District Council Element including Special Expenses

WDC @ D	151.86	roundings	2	6	7	8	9	11	13	15	18
PARISH/TOWN COUNCIL	BAND A	BAND B	BAND C	BAND D	BAND E	BAND F	BAND G	BAND H			
	£	£	£	£	£	£	£	£			
Baddesley Clinton	127.50	148.75	170.00	191.25	233.75	276.25	318.75	382.50			
Baginton	124.12	144.80	165.50	186.18	227.56	268.92	310.30	372.36			
Barford, Sherbourne & Wasperton	134.70	157.15	179.60	202.05	246.95	291.85	336.75	404.10			
Beausale, Haseley, Honiley & Wroxall	116.24	135.61	154.99	174.36	213.11	251.85	290.60	348.72			
Bishops Tachbrook	128.06	149.40	170.75	192.09	234.78	277.46	320.15	384.18			
Bubbenhall	125.59	146.52	167.46	188.39	230.26	272.12	313.98	376.78			
Budbrooke	121.26	141.47	161.68	181.89	222.31	262.73	303.15	363.78			
Burton Green	129.07	150.58	172.10	193.61	236.64	279.66	322.68	387.22			
Bushwood	101.24	118.11	134.99	151.86	185.61	219.35	253.10	303.72			
Cubbington	121.93	142.24	162.57	182.89	223.54	264.17	304.82	365.78			
Eathorpe, Hunningham, Offchurch, Wappenbury	120.31	140.35	160.41	180.46	220.57	260.66	300.77	360.92			
Hatton	108.73	126.84	144.97	163.09	199.34	235.57	271.82	326.18			
Kenilworth	113.57	132.50	151.43	170.36	208.22	246.07	283.93	340.72			
Lapworth	113.28	132.16	151.04	169.92	207.68	245.44	283.20	339.84			
Royal Leamington Spa	114.40	133.46	152.54	171.60	209.74	247.86	286.00	343.20			
Leek Wootton	111.25	129.79	148.34	166.88	203.97	241.05	278.13	333.76			
Norton Lindsey	120.84	140.98	161.12	181.26	221.54	261.82	302.10	362.52			
Old Milverton & Blackdown	131.31	153.20	175.09	196.97	240.74	284.51	328.28	393.94			
Radford Semele	118.61	138.38	158.15	177.92	217.46	256.99	296.53	355.84			
Rowington	127.28	148.49	169.71	190.92	233.35	275.77	318.20	381.84			
Shrewley	111.11	129.62	148.15	166.66	203.70	240.73	277.77	333.32			
Stoneleigh & Ashow	121.48	141.72	161.98	182.22	222.72	263.20	303.70	364.44			
Warwick	120.52	140.60	160.70	180.78	220.96	261.12	301.30	361.56			
Weston-under-Wetherley	126.48	147.56	168.64	189.72	231.88	274.04	316.20	379.44			
Whitnash	130.23	151.93	173.64	195.34	238.75	282.15	325.57	390.68			
Proportion of Band D	6/9	7/9	8/9	9/9	11/9	13/9	15/9	18/9			

## Appendix 1a

### Budget and Council Tax 2016/17 District and Parish/Town Council by Band

	roundings 6	2 7	8	9	11	13	15	18
	BAND A £	BAND B £	BAND C £	BAND D £	BAND E £	BAND F £	BAND G £	BAND H £
<b>Warwick District Council</b>	<b>101.24</b>	<b>118.11</b>	<b>134.99</b>	<b>151.86</b>	<b>185.61</b>	<b>219.35</b>	<b>253.10</b>	<b>303.72</b>
<b>PARISH/TOWN COUNCIL</b>								
Baddesley Clinton	26.26	30.64	35.01	39.39	48.14	56.90	65.65	78.78
Baginton	22.88	26.69	30.51	34.32	41.95	49.57	57.20	68.64
Barford, Sherbourne & Wasperton	33.46	39.04	44.61	50.19	61.34	72.50	83.65	100.38
Beausale, Haseley, Honiley & Wroxall	15.00	17.50	20.00	22.50	27.50	32.50	37.50	45.00
Bishops Tachbrook	26.82	31.29	35.76	40.23	49.17	58.11	67.05	80.46
Bubbenhall	24.35	28.41	32.47	36.53	44.65	52.77	60.88	73.06
Budbrooke	20.02	23.36	26.69	30.03	36.70	43.38	50.05	60.06
Burton Green	27.83	32.47	37.11	41.75	51.03	60.31	69.58	83.50
Bushwood								
Cubbington	20.69	24.13	27.58	31.03	37.93	44.82	51.72	62.06
Eathorpe, Hunningham, Offchurch, Wappenbury	19.07	22.24	25.42	28.60	34.96	41.31	47.67	57.20
Hatton	7.49	8.73	9.98	11.23	13.73	16.22	18.72	22.46
Kenilworth	12.33	14.39	16.44	18.50	22.61	26.72	30.83	37.00
Lapworth	12.04	14.05	16.05	18.06	22.07	26.09	30.10	36.12
Royal Leamington Spa	13.16	15.35	17.55	19.74	24.13	28.51	32.90	39.48
Leek Wootton	10.01	11.68	13.35	15.02	18.36	21.70	25.03	30.04
Norton Lindsey	19.60	22.87	26.13	29.40	35.93	42.47	49.00	58.80
Old Milverton & Blackdown	30.07	35.09	40.10	45.11	55.13	65.16	75.18	90.22
Radford Semele	17.37	20.27	23.16	26.06	31.85	37.64	43.43	52.12
Rowington	26.04	30.38	34.72	39.06	47.74	56.42	65.10	78.12
Shrewley	9.87	11.51	13.16	14.80	18.09	21.38	24.67	29.60
Stoneleigh & Ashow	20.24	23.61	26.99	30.36	37.11	43.85	50.60	60.72
Warwick	19.28	22.49	25.71	28.92	35.35	41.77	48.20	57.84
Weston-under-Wetherley	25.24	29.45	33.65	37.86	46.27	54.69	63.10	75.72
Whitnash	28.99	33.82	38.65	43.48	53.14	62.80	72.47	86.96
<b>Proportion of Band D</b>	<b>6/9</b>	<b>7/9</b>	<b>8/9</b>	<b>9/9</b>	<b>11/9</b>	<b>13/9</b>	<b>15/9</b>	<b>18/9</b>

## Appendix 2

### Council Tax Calculations 2016/17 Warwick District Council Including Warwickshire County Council And Warwickshire Police and Crime Commisioner

PARISH/TOWN COUNCIL	BAND A £	BAND B £	BAND C £	BAND D £	BAND E £	BAND F £	BAND G £	BAND H £
Baddesley Clinton	1,088.17	1,269.53	1,450.89	1,632.25	1,994.97	2,357.69	2,720.42	3,264.50
Baginton	1,084.79	1,265.58	1,446.39	1,627.18	1,988.78	2,350.36	2,711.97	3,254.36
Barford, Sherbourne & Wasperton	1,095.37	1,277.93	1,460.49	1,643.05	2,008.17	2,373.29	2,738.42	3,286.10
Beausale, Haseley, Honiley & Wroxall	1,076.91	1,256.39	1,435.88	1,615.36	1,974.33	2,333.29	2,692.27	3,230.72
Bishops Tachbrook	1,088.73	1,270.18	1,451.64	1,633.09	1,996.00	2,358.90	2,721.82	3,266.18
Bubbenhall	1,086.26	1,267.30	1,448.35	1,629.39	1,991.48	2,353.56	2,715.65	3,258.78
Budbrooke	1,081.93	1,262.25	1,442.57	1,622.89	1,983.53	2,344.17	2,704.82	3,245.78
Burton Green	1,089.74	1,271.36	1,452.99	1,634.61	1,997.86	2,361.10	2,724.35	3,269.22
Bushwood	1,061.91	1,238.89	1,415.88	1,592.86	1,946.83	2,300.79	2,654.77	3,185.72
Cubbington	1,082.60	1,263.02	1,443.46	1,623.89	1,984.76	2,345.61	2,706.49	3,247.78
Eathorpe, Hunningham, Offchurch, Wappenbury	1,080.98	1,261.13	1,441.30	1,621.46	1,981.79	2,342.10	2,702.44	3,242.92
Hatton	1,069.40	1,247.62	1,425.86	1,604.09	1,960.56	2,317.01	2,673.49	3,208.18
Kenilworth	1,074.24	1,253.28	1,432.32	1,611.36	1,969.44	2,327.51	2,685.60	3,222.72
Lapworth	1,073.95	1,252.94	1,431.93	1,610.92	1,968.90	2,326.88	2,684.87	3,221.84
Royal Leamington Spa	1,075.07	1,254.24	1,433.43	1,612.60	1,970.96	2,329.30	2,687.67	3,225.20
Leek Wootton	1,071.92	1,250.57	1,429.23	1,607.88	1,965.19	2,322.49	2,679.80	3,215.76
Norton Lindsey	1,081.51	1,261.76	1,442.01	1,622.26	1,982.76	2,343.26	2,703.77	3,244.52
Old Milverton & Blackdown	1,091.98	1,273.98	1,455.98	1,637.97	2,001.96	2,365.95	2,729.95	3,275.94
Radford Semele	1,079.28	1,259.16	1,439.04	1,618.92	1,978.68	2,338.43	2,698.20	3,237.84
Rowington	1,087.95	1,269.27	1,450.60	1,631.92	1,994.57	2,357.21	2,719.87	3,263.84
Shrewley	1,071.78	1,250.40	1,429.04	1,607.66	1,964.92	2,322.17	2,679.44	3,215.32
Stoneleigh & Ashow	1,082.15	1,262.50	1,442.87	1,623.22	1,983.94	2,344.64	2,705.37	3,246.44
Warwick	1,081.19	1,261.38	1,441.59	1,621.78	1,982.18	2,342.56	2,702.97	3,243.56
Weston-under-Wetherley	1,087.15	1,268.34	1,449.53	1,630.72	1,993.10	2,355.48	2,717.87	3,261.44
Whitnash	1,090.90	1,272.71	1,454.53	1,636.34	1,999.97	2,363.59	2,727.24	3,272.68
<b>Proportion of Band D</b>	<b>6/9</b>	<b>7/9</b>	<b>8/9</b>	<b>9/9</b>	<b>11/9</b>	<b>13/9</b>	<b>15/9</b>	<b>18/9</b>

## Meeting of Council – Wednesday 24<sup>th</sup> February 2016

### Addendum to Item 14 - Local Plan report

Below please find several minor amendments to the proposed Inspector's modifications to the Warwick District Local Plan, which should be read alongside the appendices.

#### **1. Corrections to new paragraph 2.2 of policy on safeguarded land (Appendix 1, p.24 – 25, Policy DS New2, Mod 23)**

New 2.2 The Council recognises that there is a limited amount of suitable land currently available outside the Green Belt to meet long-term development needs of the district, ~~particularly those~~ as well as needs arising in Coventry. Therefore identifying 'safeguarded land' in appropriate locations may assist in meeting the long-term development needs of the district and the functional housing and economic market area.

#### **2. Correction to Appendix 5**

Density/Delivery Assumptions, fourth column, second page - Westwood Heath:

Site area is shown as 36ha. The area eventually identified is **25.4ha**; the site capacity is still capped at 425 dwellings for infrastructure reasons.

#### **3. Reformatted Appendices 1, 3**

The addenda also include new versions of Appendices 1 and 3, which were meant to show a series of track-changed amendments to the extant submission local plan, in order to demonstrate clearly what changes have been made in response to the Inspector's concerns.

**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

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			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></p> <p>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></p> <p>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><u><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></u></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>																					
Policy DS7 Meeting the Housing Requirement																								
Mod 6	18/19	Policy DS7	<div>Amend Policy DS7 to read:</div> <table><tr><td colspan="2"><b>DS7 Meeting the Housing Requirement</b></td></tr><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></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>	<div>To update the proposed sources of supply to achieve the modified housing requirement set out in the amendments to Policy DS6. In particular to</div> <div>a) reflect the most recent data on completions and permissions and</div> <div>b) set out a revised windfalls allowance to reflect revised assumptions in line with the Inspector’s findings.</div> <div>c) Update SHLAA site based on 2015 call for sites</div> <div>d) Revise allocations based on updates</div>
<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>																							
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<b>Total</b>	<del>13,006</del> <u>17,577</u>																							
Mod 7	19	2.21 to 2.24	<div>Amend para 2.21 to 2.24 to read</div> <div>2.21 The Council’s approach to identifying land for housing is set out in the Spatial</div>	<div>To clearly explain the sources of supply proposed in the modifications</div>																				

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<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	<p>Amend Policy DS10 to read</p> <p><b>DS10 Broad Location of Allocated Housing Sites</b></p>	To reflect proposed revised distribution of housing in line with Policy DS4

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<div> <div>Urban Brownfield sites</div> <div>1208</div> </div> <div> <div>Greenfield sites on the edge of Kenilworth</div> <div>1500</div> </div> <div> <div>Greenfield sites on the edge of Warwick, Leamington and Whitnash</div> <div>3270</div> </div> <div> <div><u>Greenfield sites on the edge of Coventry</u></div> <div>2245</div> </div> <div> <div>Sites within Growth Villages and the rural area</div> <div>1146</div> </div> <div> <div><b>Total</b></div> <div><b><u>9,369</u></b></div> </div>	
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 <u>in and adjacent to the main urban areas</u> 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 <u>to meet an identified need</u>, sites are removed from the Green Belt to enable development to take place. This applies to land to meet the needs of <u>Coventry, Leamington</u>, 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	<p>Amend Policy DS12 to read</p> <p><b>DS12 Allocation of Land for Education</b></p> <p>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.</p> <p><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></p>	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	<p>Amend para 2.56 as follows:</p> <p>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></p>	To reflect proposals to allocate Southcrest Farm for housing as well as education as set out in Policy DS11

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<u>DS11.</u> The land at Southcrest Farm, as shown on the Policies Map, is therefore allocated <del>for</del> <u>primarily for</u> 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</p> <p>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;</p> <p>b) West of Europa Way;</p> <p><u>c) Thickthorn and sites allocated to east of Kenilworth;</u></p> <p><u>d) Land at Westwood Heath (including land identified <del>for development as</del> safeguarded beyond the current plan period)</u></p> <p><u>e) Kings Hill (including land identified for development beyond the current plan period)</u></p> <p><u>f) Land north of Milverton and land at Kenilworth Road, Sandy Lane and Stoneleigh Road, Blackdown.</u></p> <p><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 of</u> 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

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason												
			<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><tr><th>Site</th><th>Key <a href="#">On-site</a> Infrastructure and Services</th></tr><tr><td>Land South of Harbury Lane</td><td>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>Land at Myton / West Europa Way</td><td>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>Thickthorn <a href="#">and sites allocated to east of Kenilworth</a></td><td><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><a href="#">Land at Westwood Heath</a></td><td><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><a href="#">Land at Kings Hill</a></td><td><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></table>	Site	Key <a href="#">On-site</a> 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)	Thickthorn <a href="#">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>Amend paras 2.66 to 2.68</p> <p>Explanation</p> <p>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><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><a href="#">b) Updated evidence or changes to national policy suggests that the overall development strategy should be significantly changed</a></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

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			<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

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			<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>	

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			<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>	

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			<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



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			<ul style="list-style-type: none"> <li>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;</li> <li>the future plans of the University of Warwick;</li> <li>significant strategic opportunities on both sides of the local authority boundary.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>Westwood Heath – 425 dwellings (capped by infrastructure constraints)</li> <li>Kings Hill – c.1,800 dwellings; the total capacity of the site is c.4,000 dwellings</li> </ul> <p>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).</p> <p>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.</p> <p>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.</p>	

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			<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

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			<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></p> <p><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><b>Explanation</b></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><a href="#">Explanation</a></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

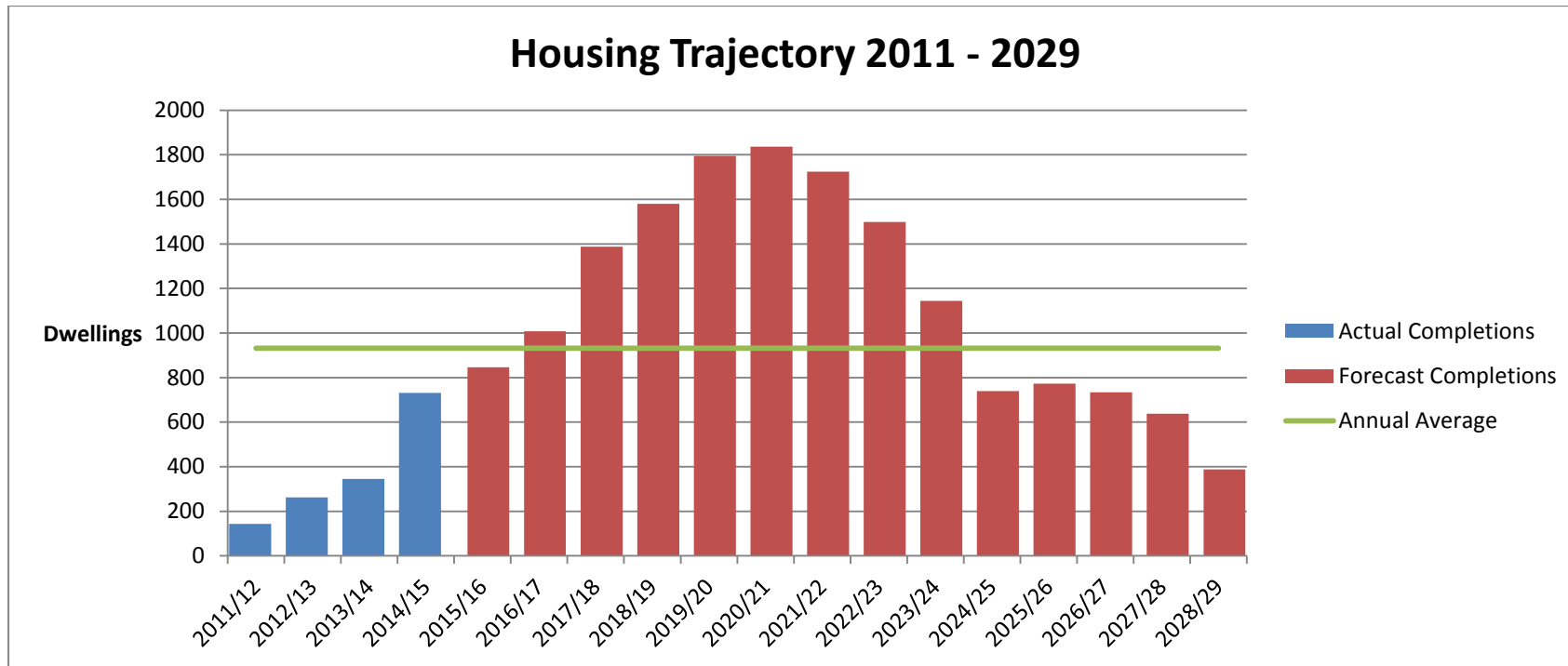
Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<u>will be provided by an agreed Masterplan. Given the specific circumstances of the site, including that significant demolition and restoration work will be required to enhance the site's historic value, it 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.</u>	
<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><u>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 it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.</u></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><u>Insert new paras as follows:</u></p> <p><b><u>Explanation</u></b></p> <p><u>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.</u></p> <p><u>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</u></p>	To support new Policy DS NEW4

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<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>	

## 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>	(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
Growth Villages				
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
<del>H34</del>	<del>Leek Wootton – The Paddock</del>	<a href="#">No longer available as stand-alone site (part of Police HQ Masterplan)</a>	<del>0</del>	<del>To be developed jointly with site H35</del>
<del>H35</del>	<del>Leek Wootton – East of Broome Close</del>	<a href="#">No longer available as stand-alone site (part of Police HQ Masterplan)</a>	<del>0</del>	<del>To be developed jointly with site H34</del>
<del>H36</del>	<del>Leek Wootton – Former Tennis Courts</del>	<a href="#">No longer available as stand-alone site (part of Police HQ Masterplan)</a>	<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>	<a href="#">115</a>	<a href="#">0</a>	
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>	<a href="#">60</a>	<a href="#">0</a>	
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 ~~90~~<sup>3</sup> 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.

### Table of Proposed Modifications to the Publication Draft Local Plan (part 2)

February 2016

#### Introduction

The proposed modifications to the Publication Draft shown in the table below were prepared in February 2016 to address emerging issues such as new government policy or updated evidence. The modifications do not seek to directly address the issues of soundness identified by the Inspector in his letter of 1<sup>st</sup> June. Instead they are proposed for completeness in anticipation of these areas being examined.

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.

Subject to the agreement of the Local Plan Inspector to these modifications, any that are substantive in nature will form part of a future consultation following Examination hearings and 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 H7 Providing the Homes the District Needs</b>				
Mod 28	96	Policy H7	<p>Amend Policy H7 to add an additional paragraph to read</p> <p><b>H7 Meeting the Accommodation Needs of Gypsies and Travellers</b></p> <p>The Council will produce a Development Plan Document (DPD) that will allocate sufficient land on sustainable sites to meet the permanent accommodation needs of its Gypsy and Traveller community, satisfying an identified need for 31 pitches over <del>the Plan Period a period of 15 years</del> (25 of which should be within the first 5 years). <u>In preparing the DPD, the Council may require the proposed strategic housing allocations, set out in Policy DS15, to provide land for gypsy and traveller accommodation.</u> Monitoring of such sites will inform future requirements.</p> <p>The Council will support Warwickshire County Council in its proposal to provide emergency stopping places in the County, to assist in meeting the transit needs of the whole of Warwickshire. <u>However the DPD will ensure that the District's transit need of 6 – 8 pitches will be met by providing a transit site. This will be addressed by considering planning applications against the criteria in Policy H8 and/or by bringing further sites forward in line with this Policy.</u></p> <p><del>But will ensure meeting its own transit need of 6-8 pitches by providing a transit site. Monitoring may show that there are insufficient pitches available to meet need during the plan period. Planning applications will therefore be assessed against the criteria in Policy H8.</del></p> <p><u>The Council may require the proposed strategic housing allocations, set out in Policy DS15, to provide land for gypsy and traveller accommodation, in the event that monitoring shows a shortfall in pitches available to meet need during the plan period.</u></p>	To ensure the long term needs of Gypsies and Travellers are met

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
Mod 29	96	4.67 to 4.70	<p>Amend paras 4.67 to 4.70 to read as follows:</p> <p><u>4.67</u> The Gypsy &amp; Traveller Accommodation Assessment (GTAA), (November 2013) defined this Council's permanent need as 31 pitches over a 15 year period. <u>The figure has since been updated (October 2015) to coincide with the Local Plan period and although the required number of pitches is unchanged, it is now required over the Local Plan period rather than 15 years as previously published.</u> Because the Council has no current provision and therefore a historic under-provision, 25 of those pitches must be found within the first five years, <del>with the remainder being found over the following ten year period.</del></p> <p><u>4.68</u> In addition, the GTAA found a need for <del>12</del> <u>6-8</u> transit pitches over the same time period. The Council has been closely involved with Warwickshire County Council (WCC) with regard to the provision of such pitches <u>and the County Council has committed to the provision of emergency stopping places to help serve the transit need, however as these are likely to be too few to serve the whole of the County need, this Council will allocate land for a transit site to meet its own need.</u> <del>and the County Council has committed to the provision of emergency stopping places (to serve the transit need) for the whole of Warwickshire. To do this, the County Council is looking for a site in the north of the county and one in the south which will satisfy the requirements for all local authorities in the county. To this end, WCC has already identified and gained permission to use a site in Stratford District as the site in the south. This site will satisfy Warwick District's need for a transit site. This Council is therefore only looking to provide permanent sites i.e. 31 pitches over a 15 year period; 25 in the first 5 years. These pitches will be accommodated on a number of sites, each having a relatively small number of pitches.</del></p>	To reflect proposed changes to Policy H7



Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><u>4.69</u> Government advice suggests that a site size of between 5 and 15 pitches is the most appropriate in order to ensure successful management of the site. <u>The Council will need to allocate sites at the upper end of this limit to reflect the lack of suitable, sustainable, available and deliverable land. Moreover, having exhausted all possible potential sites outside the green belt, the Council considers that exceptional circumstances now exist that demonstrate the need to consider releasing land currently in the green belt for this use. <del>The Council prefers sites of a maximum of 10 pitches. In view of this, the Council intends to meet its need on a greater number of smaller sites.</del></u></p> <p><u>4.70</u> In order to ensure that any unfulfilled current need and future need is met, it may become necessary to include new Gypsy and Traveller provision within the larger strategic housing sites allocated in the Local Plan. Monitoring and updating the need assessment will provide the evidence for this requirement. The Council has already made considerable progress towards the production of the Development Plan Document and this will be submitted to the Secretary of State soon after the Examination into this Plan</p>	
<b>New Policy: <u>Custom and Self-build Housing Provision</u></b>				
Mod 30	New	Policy H New1	<p>Insert new policy H New1</p> <p><b><u>Custom and Self-build Housing Provision</u></b></p> <p><u>To support the delivery of self- and custom build housing in Warwick District that meets the needs of local communities, sites providing more than 100 dwellings will allocate at least 5% of the dwellings for sale as self- build, custom-build or self-finish opportunities, through the provision of serviced and accessible plots of land. Unless otherwise specified, the self- and custom build plots in these circumstances will form part of the market housing allocation.</u></p>	To address the emphasis put on custom and self-build in the emerging Housing and Planning Bill

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><u>In exceptional circumstances, the Council may accept contributions of equivalent value in lieu of on-site delivery. This may include serviced land for an equivalent number of custom and self-build plots in another suitable, sustainable location. In such cases, the developer will be required to demonstrate why on-site delivery is not practical.</u></p> <p><u>Where it can be robustly demonstrated that the provision of on-site plots is unviable or cannot be achieved for some other reason and the developer is unable to make off-site provision, the Council will waive the requirement and will accept a financial contribution in lieu.</u></p> <p><u>Where clear and robust evidence can be provided to demonstrate that plots have been made available and marketed appropriately for at least 2 years and have not sold, they may either remain on the open market as self- / custom build / self-finish opportunities or be built out by the developer.</u></p> <p><u>Proposals for custom and self-build housing in other parts of the district will be approved in suitable, sustainable locations (such as brownfield sites, growth villages and appropriate locations within infill villages) subject to compliance with all other relevant policies of this plan.</u></p> <p><u>Where appropriate, sites within certain settlements may be identified for self- and / or custom build in a neighbourhood plan; the neighbourhood plan may also provide necessary guidance through a locally derived design code. Such sites should accord with all other relevant policy requirements in the Local Plan and national policy, including green belt and historic and environmental designations.</u></p>	
Mod 31	New	Para 4.New1	<b>Explanation for Policy H New1</b>	To support policy H New1

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><u>4.New1 National policy identifies that local authorities should plan for a mix of housing, including for people who wish to build their own home. In March 2015, the government enacted legislation (Self-build and Custom Housebuilding Act 2015) that places a requirement on local councils to maintain a register of people seeking to acquire land to build a home themselves. The government is keen to promote the self- and custom build housing sector as a means of increasing the general housing supply and encouraging the construction of sustainable, environmentally sensitive and more affordable properties.</u></p> <p><u>4.New2 In the case of Warwick District, the Council is keen to support increased delivery to promote greater diversity in the local housing stock, the use of innovative design and the provision of more affordable and sustainable construction. It has set up a register of people interested in building their own homes; preliminary information indicates that most people are looking for individual plots for detached houses or bungalows with three to four bedrooms. Most people currently on the list are applying broad locational criteria, with sites within a 10 – 20 mile radius of Warwick, Leamington and Kenilworth as the preferred target. Some of the reasons people cite for wanting to build their own homes are: -</u></p> <ul style="list-style-type: none"> <li><u>• closer to family / personal links to area</u></li> <li><u>• ability to stipulate higher build quality and specification</u></li> <li><u>• higher environmental performance / lower running costs</u></li> <li><u>• eco-friendly design and materials</u></li> <li><u>• sense of community</u></li> <li><u>• individual / bespoke home to meet personal needs</u></li> <li><u>• ability to specify locations</u></li> </ul> <p><u>4.New3 To help sustain this process this policy encourages landowners and developers to offer a range of plots and development opportunities to the</u></p>	

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<p><u>custom and self-build market. This will assist both in the provision of a range of opportunities on larger development sites and in the identification of suitable smaller scale opportunities. In some cases, neighbourhood plans may be a suitable vehicle to help identify and promote suitable and sustainable small-scale self / custom build, especially where people want to maintain personal and social links to a particular local area. Registered Providers and other social housing promoters can also help to deliver group self-build schemes in appropriate areas, whereby people who cannot currently afford to enter the housing market can contribute “sweat equity”, in the form of physical labour on site, towards the purchase of a more affordable dwelling.</u></p> <p><u>4.New4 It may be that an element of commuted funding could be used to purchase and service plots in suitable areas as a means of offering opportunities to local people. The Council will generally control access to custom / self-build housing schemes by establishing and maintaining a Register of Interest of those who wish to become custom builders and meet the relevant legislative criteria.</u></p> <p><u>4.New5 Plots on larger development sites that have been made available and marketed appropriately for at least two years, but which have not sold, may either remain on the open market as self-build or be built out by the developer. Self- or custom build development subject to planning permission will need to be built out within three years of the sale of the plot.</u></p>	
Mod 32	159	Policy NE4	<p><b>Amend policy NE4 Landscape to add an additional clause j</b></p> <p>New development will be permitted which positively contributes to landscape character. Development proposals will be required to demonstrate that they:–</p>	To address increasing pressures on the best and most versatile agricultural land as a result of increasing development allocations

Ref	Publication Draft Local Plan Page number	Paragraph Number	Proposed Modification	Reason
			<a href="#">...j) minimise the loss of the best and most versatile agricultural land.</a>	
Mod 33	160	Policy NE5	<p><b>Amend Policy NE5 Protection of Natural Resources (Clause d) as follows</b></p> <p>...</p> <p>d) <del>avoid or</del> minimise loss of the best and most versatile agricultural land <del>unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes;</del></p>	To address increasing pressures on the best and most versatile agricultural land as a result of increasing development allocations
Mod 34	161	5.198	<p>5.198 ...This need is increasing due to the anticipated reduction in the ability of countries continuing to export food to the UK due to increased flooding, erosion or drought. <a href="#">A number of housing allocations have been identified on agricultural land, with the result that the remaining resource is considered to be of increasing importance and vulnerability.</a> Development affecting the best and most versatile agricultural land will not be permitted unless <del>there is an overriding demonstrable need for the development and</del> it can be shown that development of lower grade land would have <a href="#">overriding</a> adverse sustainability impacts, such as on biodiversity, natural resources, landscape character <del>or</del> conservation of heritage assets <a href="#">or in an unsustainable location.</a></p>	To address increasing pressures on the best and most versatile agricultural land as a result of increasing development allocations
Mod xx	Policies Map 29	Policies Map 29	Amend the Kingswood Growth Villages Envelope (see Policy H10) to the South of Old Warwick Road as shown on revised Policies Map 29	To address drafting error that was overlooked following representations received in 2014