

		AGENDA ITEM NO.	
Report Cover Sheet			
Name of Meeting:		Executive	
Date of Meeting:		25 th March 2008	
Report Title:		Core Strategy	
Summary of report:		To seek the support of the Executive to embark on a public consultation on the "Options" stage of the Core Strategy.	
For Further Information Please Contact (report author):		Philip Clarke Group Leader (Policy, Projects & Conservation)	
Would the recommended decision be contrary to the Policy Framework:		No	
Would the recommended decision be contrary to the Budgetary framework:		No	
Wards of the District directly affected by this decision:		All	
Key Decision?		Yes	
Included within the Forward Plan?		Yes (ref.no. 61)	
Is the report Private & Confidential		No	
Background Papers:			
Consultation Undertaken			
Below is a table of the Council's regular consultees. However not all have to be consulted on every matter and if there was no obligation to consult with a specific consultee they will be marked as n/a.			
Consultees	Yes/ No	Who	
Other Committees	No		
Ward Councillors	No		
Portfolio Holders		Cllr. John Hammon	
Other Councillors	Yes	Cllrs. Ms. De-Lara-Bond, Caborn, Malcolm Doody, Edwards, Guest, Illingworth Mackay, Pittarello, Crowther, Shilton (all members of the Development Plans Working Party)	
Warwick District Council recognised Trades Unions	No		
Other Warwick	No		

District Council Service Areas		
Project partners	No	
Parish/Town Council	No	
Highways Authority	No	
Residents	No	
Citizens Panel	No	
Other consultees	No	
Officer Approval With regard to officer approval all reports must be approved by the report authors relevant director, Finance Services and Legal Services.		
Officer Approval	Date	Name
Relevant Director(s)		
Chief Executive	29/2/08	Chris Elliott
CMT	29/2/08	
Section 151 Officer	26/2/08	
Legal	26/2/08	Simon Best
Finance	26/2/08	Marcus Miskinis
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. **RECOMMENDATION(S)**

1.1 That Executive approves:-

1. That the Council should undertake a public consultation on the “options” that are available to the Core Strategy in accordance with the approach set out in this report;
2. That the Core Strategy “Options Paper” (attached as appendix 1 to this report) should form the basis for this public consultation.

2. **REASON(S) FOR THE RECOMMENDATION(S)**

2.1 As members will be aware, following the adoption of the Warwick District Local Plan, the Council has now begun preparation of its Core Strategy. The Core Strategy will form part of the Local Development Framework, the portfolio of planning documents which will, in time, replace the Local Plan as the main vehicle for the Council to articulate its planning policies.

2.2 The role of the Core Strategy is to set the strategic vision and objectives for Warwick District for the years ahead. All local authorities must prepare Core Strategies and within Warwickshire all Council’s are using the period to 2026 (in accordance with the Phase 2 Revision of the Regional Spatial Strategy) as the timeframe within which to work.

2.3 The Council has committed to the following timetable for the preparation of its Core Strategy.

Stage	Dates
Early stakeholder and community engagement and gathering of evidence	January – December 2007
Issues & Options: public consultation	Spring 2008
Preferred options: public consultation	January 2009
Submission of Core Strategy to Secretary of State	September 2009
Public examination	March 2010
Adoption of Core Strategy	October 2010

2.4 Members will recall that in the October meeting of the Executive, it agreed to separate the “Issues & Options” stage into two, with the Council firstly consulting on the **key issues** facing the district, to be followed in the spring by a further consultation on the **options** available to us.

The “Issues” stage and public consultation

- 2.5 At its meeting in October 2007, the Executive approved a series of questions as the basis for a public consultation on the key issues facing Warwick District. Subsequent to this, an “Issue Paper” including all of the questions which members wanted to ask, was published and a public consultation on this took place between 23 November and 18 January 2008. A Report of Public Consultation has been prepared and is now on the Council’s website at: www.warwickdc.gov.uk/corestrategy. A short summary has also been included within section three of the “Options Paper” which is attached as appendix 1 to this report.
- 2.6 The output of the consultation has been helpful in informing the development of the spatial options which are to be considered by members today.

The Options Paper

- 2.7 Having completed the “issues” consultation, the Council is now required to consult on a range of options. Accordingly, the Planning Policy Team has prepared an “Options Paper” which is attached as **appendix 1** to this report. The Options Paper sets out the challenges before the Council as we seek to identify a range of options which may be open to us and describes the approach which we have taken to identify a series of options which we propose to put forward for public consultation. The Options Paper is self explanatory, however it may be helpful to make a few brief points here.
1. The purpose of the Options Paper is to set out a series of spatial options for how the district may change. The questions that the Options Paper seeks to address therefore are what the impact of these options will be on different parts of the district.
 2. The basis upon which early work is being done on the Core Strategy is the figures for housing and employment growth set out in the Phase 2 Revision to the Regional Spatial Strategy. Therefore all of the “options” put forward in the Options Paper are options for growth. The RSS review has not, of course, been completed and so the figures have not been finally agreed. Notwithstanding the fact that the Council has not to date taken a position on the RSS Review, we feel it is appropriate and helpful to use these figures as a basis for developing options for consultation. This is the same as the approach we took to the “issues” consultation last year.
 3. The Council is required by Government to consider a genuine choice of reasonable options. In doing so, we are not, at this stage, expressing a preference for any option. Equally, it would not be appropriate for us to exclude any otherwise reasonable option at this stage on the basis that they may not have support in the future. Members will have the opportunity to consider whether they wish to

reject any options, however that time is later in the process of preparing the Core Strategy, not now.

- 2.8 The options set out in this Paper have been discussed with the Development Plans Working Party and have been refined in line with the comments which they have made. The Working Party in particular were keen to ensure that the differences between the various options was as clearly expressed as possible, and that a genuine choice of options was made available as a basis for public consultation.

The Sustainability Appraisal of the Core Strategy

- 2.9 As we prepare the Core Strategy, we are required to undertake a Sustainability Appraisal (SA) of it. Sustainability Appraisal is intended to be a formal, systematic process for evaluating the social, economic and environmental impacts of the policies of the Core Strategy. The intention is that the SA should be prepared alongside the Core Strategy so that it can inform each stage of the Core Strategy's preparation. The Council has prepared SAs of all of its supplementary planning documents prepared as part of the Local Development Framework, as well as for the Local Plan.
- 2.10 We have begun to prepare the SA for the Core Strategy. The first stage of this is to prepare a "scoping paper" and to consult on this. The Scoping Paper of the SA has been prepared and is available on the Council's web site at www.warwickdc.gov.uk/corestrategy. Members will see that we have begun to use the SA as a tool for making an early assessment of the various options. Each of the seven initial options that we have prepared has been assessed against the SA to give an early indication as to those options which are less likely to provide sustainable development alternatives. This has helped us narrow down the range of options upon which we propose to consult with the public.

Consulting on the Options Paper

- 2.11 I recognise that there is likely to be widespread interest in the Options Paper as it makes a number of alternative proposals which, if implemented, would affect the lives of many communities. Accordingly, I am keen to ensure that there is every opportunity for the public and other groups to find out about the Options Paper and make comments on it. It is suggested that there is a concerted period of public consultation on the Options Paper and that this has the following features.
1. A copy of the Options Paper will be sent to a wide variety of consultees including all Parish and Town Councils. The text of the Options Paper will be as set out in appendix 1 however will be supplemented by diagrams which seek to show visually the differences between the different options.

2. We will also, however, prepare a much shorter Options leaflet which will include the key information in a more accessible form. This will be distributed more widely.
3. We have already met with many Parish and Town Councils to discuss the Core Strategy, and have offered to meet again with them to explain the options in more detail.
4. We have also offered to meet with other local groups to explain the options in more detail. Also we have briefed all councillors about the “options stage” and have offered to assist with any meetings which they wish to hold.
5. We will carry out other public consultation in accordance with our commitments in our adopted Statement of Community Involvement.
6. In addition to this, we intend to hold staffed public exhibitions to explain the options in Warwick, Leamington and Kenilworth town centres.
7. We are in discussions with Coventry City Council regarding how best to ensure that residents in the south of the city are consulted on the options, particularly since one option (option 5) directly affects them. We will need to make sure that some of our budget for public consultation is spent on informing residents of south Coventry.

3. ALTERNATIVE OPTION(S) CONSIDERED

- 3.1 The Council is committed to consulting on issues and options by the spring of 2008. Not to do so now would jeopardise or programme to prepare the Core Strategy.

4. BUDGETARY FRAMEWORK

- 4.1 It is anticipated that this consultation can be met within existing budgets.

5. POLICY FRAMEWORK

- 5.1 The Core Strategy is being prepared alongside the Community Strategy and the two documents were launched together at an event in June 2007. The Core Strategy is expected to have regard to the land-use and spatial implications of the Community Strategy.



Warwick District Council Core Strategy Options Paper

March 2008



Contents

	<i>Page</i>
1	Introduction
2	Context <ul style="list-style-type: none">• What is a Core Strategy?• What is the options stage?
3	Key Issues affecting Warwick District
4	Options <ul style="list-style-type: none">• Introduction• Developing the options<ul style="list-style-type: none">○ Step 1 Identify the factors that will influence the choice of options○ Step 2 Identify an initial range of options○ Step 3 Carry out an initial Sustainability Appraisal of these options○ Step 4 Identify the more sustainable options as a basis for public consultation○ Step 5 Begin to consider the implications of the options on broad areas and sites within the district• Gypsies and travellers
5	What happens next?
Appendices	
1. Key Objectives identified for the Core Strategy	
2. Sustainability Appraisal assessment of options	
3. Detailed consideration of the five options	

Questionnaire

1. Introduction

- 1.1 Warwick District is acknowledged as a beautiful place to live, work and visit. With its attractive countryside, excellent location, good communication links and rich heritage, the district has long been a focus for new development. One of the key tasks of Warwick District Council, as local planning authority, is to help manage the growth and development of the district. One of the key tools that we will be using to do this is a document called the “**Core Strategy**”.
- 1.2 The Core Strategy will provide a framework of planning policies for Warwick District for the period to 2026. The process of preparing the Core Strategy involves a number of stages. At each stage, the views of local people and all key stakeholders will be vital in helping to shape the Core Strategy.
- 1.3 In November 2007, the Council published an “**Issues Paper**” and invited the comments of the public on this. The purpose of the “Issues Paper” was to:-
 - set out the context within which Warwick District is likely to change over the period to 2026. This included consideration of how much new development the District may be required to provide.
 - set out some of the key issues that the Council considers arise from this changing context, and
 - ask for the views of the public on these issues.
- 1.4 Having undertaken this exercise, the Council has now prepared this “**Options Paper**”. The purpose of this paper is to:-
 - summarise the key issues which we believe will be facing the district over the period to 2026. This will include reflecting on the public consultation that was recently undertaken on the “Issues Paper”. This is set out in **section 3** of this Paper.
 - Consider what options may be open to the Council as we attempt to address these issues in the Core Strategy. These options are expressed “spatially” – in other words, they consider how, and where, the District may grow and develop over the next 18 years. This is set out in **section 4** of this Paper.
 - Ask for the views of the public and all stakeholders on these options. A **questionnaire** is included at the end of this Paper.
- 1.5 Before considering these matters, the following **section 2** considers the context within which this Options Paper is being prepared.

2. Context

What is a Core Strategy?

- 2.1 Warwick District Council has an important role in setting the planning policies to help guide and manage new development in Warwick District. In the past the Council has done this principally through a document called the “Local Plan”. The current Local Plan for Warwick District sets out a comprehensive set of planning policies to guide development in the district up to 2011.
- 2.2 In 2004, a new act of Parliament, the Planning & Compulsory Purchase Act, was enacted. This required the gradual replacement of Local Plans with a new series of planning documents, to be known collectively as the “Local Development Framework” (LDF). A key principle behind the LDF is that it contains a number of documents, and that local planning authorities can determine (within limits) which they prepare and in which order, to reflect local circumstances and priorities. For example, Warwick District Council has already prepared planning guidance on managing our housing supply, vehicle parking standards and affordable housing.
- 2.3 The most important document within the LDF is the Core Strategy, and the Government has made it a priority that all local authorities prepare Core Strategies. As its name suggests, the Core Strategy must set out the general planning strategy for the District and will contain a limited number of core policies. The Core Strategy is not intended to replace the Local Plan in terms of its length and level of detail. As and when more detailed planning policies are required to replace the Local Plan, the Council can prepare these separately, however they should take the Core Strategy as their starting point.
- 2.4 Preparation of a Core Strategy involves a number of defined stages. These are set out in legislation and regulations, and figure 1 below sets these out and also shows how and when the Warwick District Core Strategy is being prepared.
- 2.12 At the time of writing this Paper, the Government has just completed a public consultation on “Streamlining Local Development Frameworks”. This consultation proposes a number of measures which will have a direct impact upon future stages of preparing this Core Strategy. If changes to regulations and to Government guidance are made following this consultation, then the stages set out above (and in figure 1) may need to be amended. The Council will seek to keep local people advised of this in due course.

Fig.1 Stages of preparing the Warwick District Core Strategy

Stage	Date	What will this involve?
Evidence gathering	From January 2007	This is an ongoing process of gathering information that will help inform the Core Strategy. It involves technical work (such as assessments of flood risk and housing land availability) and early consultation with key agencies and other stakeholders.

Fig.1 Stages of preparing the Warwick District Core Strategy

Stage	Date	What will this involve?
Issues stage	Autumn/Winter 2007/08	The Council has been consulting widely to understand the key issues facing the District and the challenges facing our communities. It has also explored the challenges that we may be facing as further growth is planned in the district over the period to 2026. The "Issues Paper" was produced by the Council as a key part of this ongoing process of engagement.
Options stage	April/May 2008	This Paper, and the public consultation that follows its publication, forms the "options stage". During the options stage, the Council will set out the options that may be open to us for how the district should develop.
Preferred Option stage	January 2009	The "preferred option report" will set out the Council's preferred approach for how the district should develop. There will be a formal six week period of public consultation on this.
Submission version	September 2009	The Council will further refine this "preferred option" to prepare a final " submission version " of the Core Strategy which we will submit to the Secretary of State. There will be a further formal six week period of public consultation on this.
Public examination of the Core Strategy	Spring 2010	This examination will allow a Planning Inspector to consider how "sound" the Core Strategy is. Those who commented on the submission version of the Core Strategy <i>may</i> be invited to appear at the Examination. We currently anticipate that the Public examination will commence in March 2010.
Adoption of the Core Strategy	Autumn 2010	The Council will adopt the Core Strategy as part of its development plan following receipt of the Inspector's Report of the Public Examination.

(Please note that at the time of writing this Options Paper, legislation is currently being considered by Parliament that will streamline and amend some of the stages of the process set out above. Accordingly, changes to the programme for subsequent stages of the Core Strategy may need to be made in the future. If this happens, we will seek to keep local people advised of this.)

What is the Options Stage?

- 2.5 It is the Government's intention that the "*core strategy should set out the key elements of the planning framework for the area. It should be comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives*

for achieving delivery.....[It should] set out the long term spatial vision for the authority's area and the strategic policies required to deliver that vision.”¹

- 2.6 An important part of developing this “spatial vision” and the “spatial objectives” is the development of a series of spatial options. The aim of this exercise is to explore what options or alternatives may be available to the council as we develop our Core Strategy. The Government gives little direct guidance about how we should do this, but it does make a number of points:-
- The generating of options should be carried out early in the process of preparing the Core Strategy as part of a wider consideration of issues and options. This is part of what the Government terms “frontloading”.
 - Local communities should be involved informally in developing issues and alternative options.
 - Councils should encourage a meaningful response based upon a **genuine choice of options**.
 - The aim of this exercise should be to seek to develop consensus around a preferred option.²
- 2.7 The penultimate point above is important in that a key feature of the “options” stage is a requirement that Councils consider “a genuine choice of options”. **We should look at all reasonable options, and make clear if there are any options that we are not considering. We are not at this stage to express a preference for any one option, but to genuinely explore all reasonable options.** In practice, it may be impossible for all reasonable options to be specifically identified, so we should allow the opportunity for other options to be put forward. These should, in due course, be given proper consideration alongside those chosen by the Council.
- 2.8 In section 4 later in this Paper, the Council sets out a wide range of options, and makes it clear why some are not being put forward for public consultation at this stage. We also invite any interested party to identify other options that we may not have considered.

¹ Planning Policy Statement 12: Local Development Frameworks (ODPM 2004), paragraphs 2.9 – 2.10.

² Creating Local Development Frameworks: A Companion Guide to PPS12 (ODPM 2004), section 8.3.

3. Key Issues affecting Warwick District

- 3.1 We took the decision in October 2007 that before we consider what options may be open to us, we should firstly establish the key issues facing the district up to 2026. To enable these issues to be identified, a series of meetings (still ongoing) was set up and the Council produced an **Issues Paper** on which it consulted more formally between 23 November 2007 and 18 January 2008.
- 3.2 The issues consultation paper was accompanied by a questionnaire which respondents were invited to complete as a framework for structured comment. This stage of public consultation is in line with the Regulation 25 of The Town and Country Planning (Local Development) (England) Regulations 2004 and forms part of an ongoing process of engagement with key stakeholders and the public.
- 3.3 Many of the questions in the questionnaire and issues raised in the consultation document incorporated views given by key stakeholders at front loading meetings. Results from the questionnaire therefore reflect these views as well as those offered more formally through the consultation process. A summary of these responses follows:

This Vision for the Core Strategy

- 3.4 The questionnaire asked for comments on the draft Vision Statement which will be common to both the Core Strategy and the Sustainable Community Strategy. This was as follows:-

“Warwick District: Built on strong historic foundations in the heart of England. Striving to improve further on its reputation as a great place to live, work, and visit. Where our people are proud to belong and where everyone can share in the success of our community.”

- 3.5 There were 71 responses to this question and the majority were in support of the statement, although some felt it needed refining. Other responses mentioned the lack of reference to the countryside, green spaces and villages that make the district so attractive, whilst others felt that there was a need to encourage protection of the historic environment. Several respondents mentioned that the vision refers only to what people can gain from the communities in which they live with no mention of what they can contribute. Other respondents felt that too much emphasis is on growth rather than quality and that we should be defending the district against the increased pressure for development.
- 3.6 These comments on the Vision Statement were displayed at a joint Sustainable Community Strategy/Core Strategy workshop held on 18 February 2008 and further comments were collected at this event. The final vision statement will reflect all of the comments received.

[If the final vision statement is agreed (through the Sustainable Community Strategy process before we consult on the Options Paper, it can be included here.]

The key objectives of the Core Strategy

- 3.7 The Issues Paper listed 16 objectives for the Core Strategy. These were drawn from the objectives in the recently adopted Warwick District Local Plan. For information, they are listed in full in appendix 1 to this Paper. There was support (to varying degrees) for all of these objectives. Respondents were then asked to select their top three priorities within this list. The top three selected were:-

- meeting the housing needs of the whole community, including providing adequate affordable housing
- protecting and enhancing green spaces and the natural environment
- protecting and making best use of land

Maintaining a vibrant and prosperous district

- 3.8 There was strong support (66%) for increasing the amount of employment in the district. Suggestions for the type of employment we should encourage included, high technology industries, service sector jobs, tourism, bio-technology and professional and financial/business services.

- 3.9 The town centres in the district are seen as generally well catered for, but respondents identified particular issues in each town centre. In answer to the question "*Would any of our town centres benefit from more of the following?*" (from a list of options)" the following were identified as priorities:-

- For Leamington: car parking, followed by housing and then offices and employment
- For Warwick: car parking, followed by offices and employment and then indoor leisure facilities
- For Kenilworth: indoor leisure facilities followed by shops and then office and employment

- 3.10 Other suggestions made included Park & Ride facilities and a high quality hotel for Leamington; shops to meet local needs in Warwick and cinema, gallery, museum and facilities for young people in Kenilworth.

- 3.11 Expanding tourism in the district was well supported by 69% of respondents. To encourage this, it was considered that improved tourist information should be provided, new visitor attractions should be added and more hotels and bed and breakfast accommodation be provided.

- 3.12 In the rural area, many respondents were concerned that we should support rural communities with farm diversification being the most widely supported way of achieving this. The loss of shops and services, affordable housing and public transport were identified as the three most important issues facing rural areas.

Protecting the District's key assets

- 3.13 In answer to the question "*If land needs to be found to accommodate the growing needs of the District, is it acceptable to allocate some green field land on the edge of our towns?*" 55% of respondents agreed that it should. There was also strong support that the density of new housing schemes should

reflect those in the local area (63%), even though it was recognised that in doing some this would increase the amount of green field land required for new housing. Only 6% of respondents supported high density development.

3.14 To ensure that new development meets high standards of design, respondents considered that we should in particular:-

- respect the scale, height etc of surrounding buildings,
- seek to retain or improve the character of streets, squares and spaces, and
- ensure that new development complements and reflects the existing settlement.

3.15 A high proportion of respondents supported the protection of the historic environment and of existing open spaces.

Securing a sustainable district

3.16 There was strong support for ensuring that people can access a range of services and land uses close to where they live, with local shops, health and community facilities and schools and colleges scoring particularly highly. There was also support for improvements to various aspects of the transport network in particular the bus network, cycleways and footpaths.

3.17 Respondents agreed that a range of measures should be considered to help address climate change. In particular, support was given to encouraging the use of public transport (which 94% of people rated as important or very important), promoting energy efficient buildings (92%) and including sustainable drainage where possible (90%). 80% of people would like to see facilities for generating renewable energy incorporated into new development.

3.18 There was strong support (72%) for not allowing any types of development to take place in areas which currently may flood, even in circumstances where other land is not available and where action could be taken to ensure that flooding was not made worse in the area. Of the 28% who said that some limited development may be permitted under such circumstances, the types of uses suggested included sports pitches, temporary visitor attractions, nature reserves and amenity space, cycleways and footpaths.

Meeting the district's needs

3.19 In order to meet the needs of the community, respondents thought that we should

- look at ways to reduce poverty, social exclusion, crime and anti-social behaviour
- protect the amenity of local communities and protect and enhance accessibility to local services and facilities
- meet the housing needs of whole community, including providing adequate affordable housing.

- 3.20 There was strong agreement that providing sufficient affordable housing to meet the projected needs of the district was an important or very important issue (79%).
- 3.21 In terms of health and well being, the majority of respondents considered there were adequate facilities (health, community, leisure, arts & cultural facilities) in the district already. There were some suggestions for improvements; more and better health services closer to communities, improved community facilities, more sports pitches and health and fitness facilities and more theatres and concert venues, conference facilities and open air events to complete provision of the arts.
- 3.22 In tackling crime, respondents considered design to promote community spirit to be the most important factor in 'designing out crime'. Other suggestions included, providing better infrastructure, adequate lighting, youth facilities and engaging people in their own environment.
- 3.23 When asked whether there are any sectors of the community that have outstanding needs that should be met, 56% of respondents thought that there were. The majority felt that the two groups that are most in need are the elderly and the young.
- 3.24 One new issue emerged through the "issues" consultation; namely gypsies and travellers. There is recent evidence of an unmet need within Warwick District for accommodation for gypsies and travellers. Government recommends that where there is evidence of need, local authorities should seek to allocate sites through their Local Development Frameworks. This issue is considered further in paragraph 4.45 later in this Paper.

Understanding the key issues affecting the district

- 3.24 Overall, 59% of respondents felt that we had identified the key issues for the district. A number of suggestions were made for issues that either were not covered, or (in the opinion of the respondent) should have been covered in more detail. These issues included; climate change, the countryside, the protection of the Green Belt, the protection of open spaces, renewable energy generation and infrastructure considerations.
- 3.25 We have prepared a full report of public consultation which provides more details on the steps we have taken to engage with local communities and reports (and comments on) the findings in more detail. This can be found on our website: www.warwickdc.gov.uk/corestrategy.

Question 1: Do you agree that the Council has broadly identified the correct issues that will be facing the district as we prepare our Core Strategy?

Are there any other issues you would wish to raise with us?

4. Options

Introduction

- 4.1 In setting a framework for the growth and development that Warwick District will be experiencing over the next 18 years, it is important that we establish a clear approach to guide us. Part of this should be a “spatial” strategy which seeks to:-
- Direct development to where it can bring the greatest benefits to the district
 - Meet identified local needs
 - Protect our key assets; those features and areas of the district that are most valuable to us
 - Support the development of a sustainable district
- 4.2 Fundamentally, the Core Strategy should, as far as possible, be a positive response to the planning issues raised by the Sustainable Community Strategy. Within Warwick District, the Sustainable Community Strategy and the Core Strategy have been prepared in tandem and the vision statement for the two documents is the same.
- 4.3 The key issues and challenges facing Warwick District over the period to 2026 were set out in the “Issues Paper” issued by the Council in November 2007. Section 3 above summarises the consultation response to this Paper.
- 4.4 This section now considers a range of options which we wish to place before the public for comment.
- 4.5 **It is important as we do this to note three points:-**
- **The Council is not, at this stage, expressing a preference for any one option. The purpose of this exercise is to genuinely explore all reasonable options.**
 - **The housing and employment growth figures which underpin the options derive from the review of the Regional Spatial Strategy (see paragraph 4.8 below). This review has not been completed, and so the figures have not been finally agreed. Whilst we feel it is appropriate and helpful to use these figures as a basis for developing options, this does not mean that the Council supports them.**
 - **Whilst each option can be considered in isolation, it is quite possible that when the Council eventually develops its “preferred option” (later this year) this will be a “composite option” which takes elements from several of the options set out in this Paper.**

Developing the options

4.6 We have adopted a five step approach to identifying options for consultation. These steps are:-

- Step 1 Identify the factors that will influence the choice of options
- Step 2 Identify an initial range of options
- Step 3 Carry out an initial Sustainability Appraisal of these options
- Step 4 Identify the more sustainable options as a basis for public consultation
- Step 5 Begin to consider the implications of the options on broad areas and sites within the district.

Step 1: Identify the factors that will influence the choice of options

4.7 There are a number of factors which have informed the initial selection of options that we have generated. These are as follows.

4.8 Firstly, we have only identified options which could, potentially, provide for the levels of growth anticipated in the review of the Regional Spatial Strategy. As was set out in the "Issues Paper" published in November 2007, we are using the housing and employment land figures contained within the review of the Regional Spatial Strategy as the basis for consultation. These are set out in figure 2 below.

Fig.2 Housing and employment land required to 2026

	Amount to be provided 2006 – 2026 ²	Amount completed 2006/07 ³	Amount committed at 2007 ³	Remainder to be identified 2007-26
Housing ¹	10,800	520	2,130	8,150
Employment (hectares)	90	3	55	32

1 Housing refers to all dwellings and includes both conversions and newly built homes.
2 These figures come from the West Midlands RSS: Phase 2 Revision: Preferred Option, which was submitted to the Secretary of State in December 2007
3 More information on these figures can be found in the Council's Annual Monitoring Report published in December 2007. NB: These figures have been rounded.

4.9 The following map gives an indication of what this may mean by showing approximately how much land would be required to meet these housing and employment needs. Regarding the housing land, the number to be identified (8,150) equates to approximately 270 hectares of land. It should, of course, be made clear that much of this development (both housing and employment) is likely to take place on brown field sites within the towns (some of which will be "windfall" sites). Therefore, the amount of land identified on the map does not equate to green field sites that we will need to find.

Inset map here which includes diagrammatic representation of 270 hectares of housing land and 32 hectares of employment land.

- 4.10 Secondly, the emerging Regional Spatial Strategy identifies Warwick and Leamington as “settlements of significant development”. Therefore, in some (but not all) options, development is focussed here in preference to Kenilworth.
- 4.11 Thirdly, in view of the scale of development, the release of green field sites on the edge of the urban areas or in open countryside will be inevitable. This may include land which is currently in the Green Belt³. We have decided that for the purpose of this “options” consultation, it would not be appropriate to exclude from consideration in principle land in the Green Belt. To do so would seriously limit the range of options that are available for consideration.
- 4.12 Fourthly, notwithstanding the above point, It is not, however, the intention within any option to link together any urban areas which are presently separated by Green Belt land. There is no intention to link Warwick and Leamington with Kenilworth, or Kenilworth with Coventry. Where options do propose that Green Belt land adjacent to towns will be required, it is always the intention that this will be immediately adjacent to an existing urban area and can be released in such a way that will not prejudice the overall purpose of Green Belt land to separate major urban areas.
- 4.13 Fifthly, it is not the purpose of this exercise to identify every conceivable site which could ultimately be identified in the Core Strategy, nor to identify every combination of sites which could come forward. Instead, we have sought to identify broad options within which a range of sites may, or may not, subsequently be identified.
- 4.14 Finally, we have sought to identify all “reasonable” options. We have not discounted any option on the grounds that it may, at some point in the future, be rejected by the Council for any reasons.

Question 2: Do you agree with the factors which have influenced our choice of options?

If not, please give your reasons for this.

Step 2: Identify an initial range of options

- 4.15 Informed by these factors, we have identified an initial range options for consideration. These are as follows:-
- | | |
|----------|---|
| Option 1 | Focus growth in and around Warwick, Leamington and Whitnash |
| Option 2 | Focus growth along the A46 corridor |
| Option 3 | Balance growth in and around the four towns |

³ Not all of the rural land in the district is within the Green Belt. The extent of the Green Belt is defined in the adopted Warwick District Local Plan. The broad extent of the Green Belt is shown on the diagrams accompanying the options. Land to the south and east of Warwick, Leamington and Whitnash, including the villages of Barford and Bishops' Tachbrook, lies outside of the Green Belt.

Option 4	Disperse growth across the district including within villages
Option 5	Direct growth immediately to the south of Coventry
Option 6	Focus growth within the four towns
Option 7	Create a new settlement in the rural area

4.16 These seven options are described in more detail below. In doing so, a couple of points should be noted.

- It has been assumed that there is a capacity within each of the towns and across the rural area for a certain number of new homes and amount of additional employment land. There is clear evidence of this from looking at past trends of where new development has taken place in the district. This applies across all options, except in option 6, where an additional capacity above this has been assumed.
- Each of the four towns in the district has a clear urban edge as identified in the adopted Local Plan. Where references are made to green field development, this could be either green field sites on the edge of (i.e. outside of) the towns, or, where available, green field land within towns (i.e. parks, open spaces, playing fields, etc.). It should be made clear from the outset that the Council considers that the vast majority of green field development is likely to be on the edge of the towns (i.e. not utilising open space within the towns). Nevertheless, the development of some open spaces within the towns is an alternative to development on the edge of the towns, and is therefore not being wholly excluded at this point.

4.17 The seven options are as follows.

Option 1: Focus growth in and around Warwick, Leamington and Whitnash

4.18 In this option, Warwick, Leamington Spa and Whitnash will be the focus of additional growth in the district. There will need to be significant releases of green field land around the edges of the towns to accommodate housing and employment. These releases may be within, or outside of, the Green Belt.

4.19 The only development within Kenilworth will be on brown field land within the town. In this option, green field land around the edge of Kenilworth will not be released for development.

4.20 Within the rural area, only housing and employment development to meet local needs will be permitted.

Option 2 Focus growth along the A46 corridor

4.21 In this option, where green field sites are required, these will be released in those locations where there is easy access to the A46 trunk road and the Leamington – Coventry railway line, providing rapid road and rail links into Coventry. Green Belt land will be required for development and this may be to the north and west of Warwick, the north of Leamington, the east of Kenilworth and/or the south of Coventry.

4.22 It should be made clear that the intention here is not to link together any of the urban areas along the A46 corridor, but to identify sites adjacent to these

urban areas where development could be located and which have good access to the A46.

- 4.23 Within the rural area, only housing and employment development to meet local needs will be permitted.

Option 3 Balance growth in and around Warwick, Leamington, Whitnash and Kenilworth

- 4.24 In this option, where green field sites are needed, these will be located across the four towns of the district with the intention being to create a balance of jobs and homes within each town. Kenilworth, which has a very low employment base, will receive a significant amount of new employment development. The majority of the new housing will go to Warwick, Leamington and Whitnash (although some may also go to Kenilworth). Green field sites will be required for this growth. Around Kenilworth these will, by definition, be within the Green Belt. Around Warwick, Leamington and Whitnash this may, or may not, be the case.

- 4.25 Within the rural area, only housing and employment development to meet local needs will be permitted.

Option 4 Disperse growth across the district including within villages

- 4.26 In this option, where development on green field sites is required, much of this will be distributed around the edge of the four towns of the district (much as in option 3 above). However, a proportion of this green field development will be distributed across the rural area. This will be divided between the largest villages within the district which have a wider range of services. The villages in question could include the following: Baginton, Barford, Bishops Tachbrook, Hampton Magna, Hatton Park, Lapworth (Kingswood), Leek Wootton, and Radford Semele.

- 4.27 Green Belt land in a variety of locations (including around those villages that are within the Green Belt) would be required for development.

Option 5 Direct growth immediately to the south of Coventry

- 4.28 In this option, where development on green field sites is required, this would be directed towards the southern edge of Coventry in the first instance. The aim at all times would be to retain a Green Belt gap between Coventry and Kenilworth however land within the Green Belt would, by definition, be required for development. In the likelihood that there would not be sufficient land available immediately to the south of Coventry, any remaining requirement would be directed in the first instance towards the next closest location. This would mean additional development on the edge of Kenilworth. If further land is required beyond this, some limited additional growth would be required on green field sites in Warwick and Leamington. Those sites with the closest links to Coventry would be selected first. This option would require the release of sites within the Green Belt for development.

- 4.29 It should be made clear that the intention here is not to link together Coventry with Kenilworth, but to identify sites adjacent to these urban areas where development could be located in accordance with the aims of this option.
- 4.30 Elsewhere within the rural area, only development to meet local needs will be permitted.

Option 6 Focus growth within the four towns

- 4.31 In this option, all reasonable opportunities will be made to maximise the number of homes that are built on previously developed land within the towns. Development at higher densities within the urban areas will be encouraged in appropriate locations. This option will therefore see more development within existing urban areas than any of the other options. Maximum opportunity will be made to recycle employment land and buildings in all cases and the Council will need to be proactive in acquiring land and buildings to enable this to happen. Regeneration of areas such as Old Town in Leamington Spa will be a high priority to help meet housing and employment land needs.
- 4.32 Some green field development will be required, however only where need cannot be met in urban brown field sites. This green field development has been focussed in and around Warwick, Leamington and Whitnash. Green field sites may be within, or outside of, the Green Belt.
- 4.33 Within the rural area, only housing and employment development to meet local needs will be permitted.

Option 7 Create a new settlement in the rural area

- 4.34 In this option, a new settlement will be created somewhere within the rural area to accommodate all growth that cannot be comfortably accommodated within the urban areas. At the present time, no decision had been made to where this could be located, however clearly the requirement to provide adequate infrastructure is likely to be a key factor determining location. This settlement would not be of sufficient size to qualify as an “eco town”⁴ however could be in the order (very approximately) of 130 hectares to accommodate up to 2,700 new homes and up to 35 hectares of employment land.
- 4.35 Elsewhere within the rural area, only development to meet local needs will be permitted.
- 4.36 The key differences between these options can be shown in figure 3 below.

⁴ The Government defines and “eco town” as being between 5,000 – 20,000 new homes (source: Eco Towns Prospectus published by the Department for Communities and Local Government; July 2007).

Fig.3 Key differences between the seven spatial options

	1	2	3	4	5	6	7
a) Make best use of brown field land within all urban areas	✓	✓	✓	✓	✓	✓	✓
b) Develop at higher than average densities and promote regeneration within towns						✓	
c) Green field development on the edge of Leamington Spa ¹	?	?	?	?	?	?	
d) Green field development on the edge of Warwick ¹	?	?	?	?	?	?	
e) Green field development on the edge of Whitnash ¹	?		?	?		?	
f) Green field development on the edge of Kenilworth		✓	✓	✓	✓		
g) Green field development in the rural area ²				✓			
h) Green field development to the south of Coventry		✓			✓		
i) Loss of Green Belt land	?	✓	✓	✓	✓	?	
j) Development in rural areas to meet local needs only	✓	✓	✓		✓	✓	
k) Development within rural areas to meet wider needs across the district				✓			
l) New settlement within the rural area							✓
<p>Key</p> <p>✓ Yes – this option would involve this.</p> <p>? Maybe – this option may or may not involve this.</p> <p>1 Where an option is marked with a “?” (meaning “maybe”), this means that whilst some green field development on the edge of Warwick, Leamington or Whitnash will definitely occur, the proximity of the three towns means that at this stage, the options do not prescribe to which town or towns the development will go. Furthermore, it should be noted that the level of green field land required will vary considerably between options.</p> <p>2 This refers to green field sites beyond the urban fringe only. Whether green field sites are needed on the edge of urban areas is considered in c) to f) and h) above.</p>							

Step 3: Carry out an initial Sustainability Appraisal of these options

- 4.37 We are required to carry out a Sustainability Appraisal of the Core Strategy. Sustainability Appraisal is intended to be a formal, systematic process for evaluating the social, economic and environmental impacts of the policies of the Core Strategy. The intention is that the Sustainability Appraisal should be prepared alongside the Core Strategy so that it can inform each stage of the Core Strategy's preparation.
- 4.38 The Council has begun to prepare its Sustainability Appraisal of the Core Strategy and a copy of the Council's Sustainability Appraisal Scoping Report is available on the Council's website (www.warwickdc.gov.uk/corestrategy).
- 4.39 This Scoping Report identifies a number of key objectives against which the policies of the Core Strategy should be assessed. These objectives provide a

useful benchmark against which an initial assessment of each of the seven options can be made. Using this assessment it is possible to “score” each of the options in terms of how it performs against the objectives. We have undertaken such an assessment, and this is contained in appendix 2 of this Paper.

- 4.40 The “scores” for each of the options is set out in figure 4 below. It should be made clear at this stage that this scoring does not represent any ranking of preference for any of the options by the Council. It is simply a means of comparing each option against the sustainability objectives and gives an early indication of which options are likely to be more acceptable than others. It also provides a framework within which the Council has decided to discount certain options from further more detailed consideration (see step 4 below).

Fig. 4: Summary of scores from initial Sustainability Appraisal assessment of options (see also appendix 2)

Option	Sustainability Appraisal “score”
1. Focus growth in and around Warwick, Leamington and Whitnash	9
2. Focus growth along the A46 corridor	7
3. Balance growth in and around the four towns	16
4. Disperse growth across the district including within villages	2
5. Direct growth immediately to the south of Coventry	8
6. Focus growth within the four towns	0
7. Create a new settlement in the rural area	-2

Step 4: Identify the more sustainable options as a basis for public consultation

- 4.41 As a result of the initial Sustainability Appraisal assessment above, we have decided that the two lowest options should not be pursued further. These options are:-

Option 6: Focus growth within the four towns

Why are we not taking this option further?

1. This option is considered less likely to promote a strong and sustainable economy in relation to other options. This is because the lack of availability of green field sites for employment use will restrict the opportunities for providing a diverse range of employment opportunities.
2. The option would see more development within the towns than the other options. This would be likely to lead to increased air and noise pollution and CO² emissions owing to increased congestion. It would also put additional pressure on existing infrastructure (roads, drainage systems, etc).

3. The option would make it more difficult for the district to meet its need for a mix of housing types and sizes. This is because it places an increased reliance on brown field sites which may be of a form, size or location which would restrict the type of housing which can be provided there. Furthermore, the housing may be more costly to develop making it more difficult for developments to meet the Council's requirements for affordable housing.
4. Greater development within the towns also places greater pressure on existing services such as education, community and medical facilities. It may be less easy for providers to plan for growth in service provision in this situation and for the Council to obtain planning contributions to fund these.
5. A further point, not brought out in the Sustainability Appraisal, is the degree of risk attached to this option. For this option to succeed, it required a commitment to significant investment in regenerating (sometimes very complex) brown field sites within the towns and to see development at higher densities coming forward. There are a range of practical difficulties with delivering such an approach which together could jeopardise the delivery of such an option.

Option 7: Create a new settlement in the rural area

Why are we not taking this option further?

1. Although no detailed consideration has been given to where the new settlement would be located, it is almost certain that any location would be on a green field site. Accordingly, it would be likely to have significant negative impact upon natural environment, flora and fauna. Furthermore, it would inevitably have a major impact upon the local landscape.
 2. It is considered likely that the presence of a new settlement would be likely to increase the need to travel. Whilst efforts would be made to make the new settlement as sustainable as possible, the size of the settlement (approximately 2,700 new homes) is significantly smaller than the Government's minimum threshold for "eco towns" (5,000 homes) and therefore it is considered likely that there would be significant out commuting from the settlement. This would give rise to increased air and noise pollution and CO² emissions.
 3. A new settlement would require education, health and other community facilities. Whilst these would have a beneficial impact for the inhabitants of the settlement, there would be little prospect of these having any wider community benefit. In contrast, development on the edge of an urban area (proposed under other options) may provide opportunities for education, health and other community facilities to help address wider needs within the community.
- 4.42 It is therefore considered that the remaining five options should be considered further and these are put forward as a basis for public consultation. These options, and their implications, are considered further in appendix 3. This appendix also includes plans which give a graphical representation of the distribution of new housing.

Question 3: Which of the seven options (if any) do you prefer?

What are your reasons for this choice?

Question 4: Do you agree that we should not pursue options 6 and 7 any further?

If not, please give your reasons?

Question 5: Are there any other options you would wish us to consider? (This could include an option which draws on elements within the options we have put forward.)

Please give details of these?

Step 5: Begin to consider the implications of the options on broad areas and sites within the district

4.43 Whilst the object of the “options” stage is not to identify specific sites where development would take place, it is appropriate that some early consideration is given to broad areas (outside of existing towns) where development could be located. The Council has identified 15 broad locations where this growth *could* be directed. It should be made clear at this stage that none of these have been fully examined to consider whether there are any overriding constraints that would make them impossible to develop. Furthermore, none should be considered as representing any preference on behalf of the Council. They have been identified from the following sources:-

- Approaches that have been made directly to the planning department from landowners and developers seeking to have sites included in the Core Strategy,
- Sites which were promoted at the Local Plan Inquiry in 2006,
- Sites which would appear, from a very initial assessment, to merit inclusion (or, to put it another way, to not merit being excluded from a process which, as stated earlier in this report, is to consider all genuine and reasonable options).

4.44 The 15 locations (or directions) of growth are set out in plan xx below and in figure 5 overleaf. Figure 5 also seeks to make an early assessment as to which sites could be considered as falling to be considered within the seven options set out above.

A map will be inserted here which shows the 15 possible directions of growth.

Fig. 5 Possible directions of growth and their implications for the options								
		Option (see above)						
	Direction of growth	1	2	3	4	5	6	7
1	Land north of Milverton, Leamington Spa	✓	✓	✓	✓	?	✓	x
2	Land north of Lillington, Leamington Spa	✓	?	✓	✓	x	✓	x
3	Land east of Lillington (Campion Hills area), Leamington Spa	✓	x	✓	✓	x	✓	x
4	Land east of Sydenham, Leamington Spa and west of Radford Semele	✓	x	✓	✓	x	✓	x
5	Land south of Whitnash	✓	x	✓	✓	x	✓	x
6	Land south of Warwick Gates, Warwick	✓	x	✓	✓	x	✓	x
7	Land east of Europa Way (including land south of Gallows Hill), Warwick	✓	x	✓	✓	x	✓	x
8	Land east of Stratford Road, Warwick	✓	✓	✓	✓	x	✓	x
9	Land west and north west of Warwick	✓	✓	✓	✓	?	✓	x
10	Land north east of Kenilworth	x	✓	✓	✓	✓	x	x
11	Land south east of Kenilworth (Thickthorn)	x	✓	✓	✓	✓	x	x
12	Land south of Kenilworth	x	?	✓	✓	?	x	x
13	Land south of Coventry – Kirby Corner	x	x	x	x	✓	x	x
14	Land south of Coventry – Finham	x	✓	x	x	✓	x	x
15	Land south of Coventry – Baginton	x	✓	x	x	✓	x	x
Key ✓ Site could be considered within this option x Site would not be considered within this option ? Uncertain								

Question 6: Do you support any of the possible directions of growth set out in figure 5?

If so, please give the number(s) and your reasons for supporting it?

Question 7: Do you object to any of the possible directions of growth set out in figure 5?

If so, please give the number(s) and your reasons for objecting?

Question 8: Do you wish to suggest any other possible directions of growth?

Please be as broad or as specific as you wish and give your reasons for your views.

Gypsies and Travellers

4.45 As noted above in paragraph 3.24, there is recent evidence of an unmet need within Warwick District for accommodation for gypsies and travellers. This need is both for permanent and for transit sites. Government recommends that where there is evidence of need, local authorities should seek to allocate sites through their Local Development Frameworks.

4.46 We believe that to enable us to do this, there are two matters that we need to address; firstly what criteria should we be following in seeking to identify sites for gypsies and travellers, and secondly what broad locations and sites should we be considering?

Criteria for Gypsy and Traveller sites

4.47 It is important that we identify appropriate criteria to inform our search for suitable sites and to assess individual sites which may come forward. Some advice on this is given by Government which proposes a number of criteria which local authorities may wish to consider to guide the location of gypsy and traveller sites. These criteria are as follows:-

- Access to GP and other health services
- Access to schools
- Avoiding areas with a high risk of flooding
- Access to the highway network
- The potential for noise and other disturbance arising from the movement of vehicles and on-site business activities.

4.48 There may, however, also be further criteria which we may wish to identify to reflect local circumstances. These may include the following:-

- Utilities should be capable of being provided. (There are certain minimum requirements in terms of the facilities that must be provided for both permanent and transit sites. This includes provision of running water and toilet facilities.)
- Sites should avoid areas where they are likely to damage nature conservation interests.

- The site must be capable of being integrated into the landscape without harming landscape character.

Question 9: Do you agree with the proposed list of criteria by which gypsy and traveller sites are selected?

Are there any further criteria you would wish to add?

Sites and broad locations for gypsies and travellers

- 4.49 These criteria, once agreed, will set a framework for considering possible broad areas within which sites may be found, and then for identifying the sites themselves.

Question 10: Can you suggest any broad areas within which we should be searching for suitable sites which accord with the above criteria (or any others which you suggest in answer to question 9) to meet the needs of gypsies and travellers?

Are there any specific sites which you would wish to suggest now?

5. What happens next?

- 5.1 Figure 1 in section 2 above sets out the broad timetable for preparing the Warwick District Core Strategy. This is also set out in the council's current Local Development Scheme which can be viewed on our website at www.warwickdc.gov.uk/lds.
- 5.2 The Council is carrying out a public consultation on this Options Paper. This will run from xxx to xxx 2008. As part of this consultation it will be undertaking various events to explain to local communities and to stakeholders the implications of the various options and seeking their views on these. It will also be inviting interested parties to put forward other options that we may not have considered.
- 5.3 Throughout this period, and after the consultation has ended, the Council will continue to work to gather together its evidence base for the Core Strategy. A number of pieces of technical work are currently underway. This work, together with the views expressed during this consultation (and the previous consultation on the Issues Paper), will help inform the development of a preferred option. We hope to approve this for further public consultation in December 2008 with a view to consulting with the public in January/February 2009.
- 5.4 We are keen to hear your views on all of the issues raised by this Options Paper throughout the public consultation. You can let us know your views by filling in the questionnaire form which is appended to the end of this Paper. You can also complete the questionnaire on-line at www.warwickdc.gov.uk/corestrategy.
- 5.5 If you want to find out more about the Core Strategy we would encourage you to do any of the following.

Website Visit the Core Strategy page of the Council's website at:
www.warwickdc.gov.uk/corestrategy

Email You can email us any comments or questions at ldf@warwickdc.gov.uk

Email alert You can subscribe to our email alert service for news on a range of planning policy documents produced by the Council, including the Core Strategy

Telephone 01926 456505

Write You can put your comments or questions in writing to:-

Planning Policy Team, Planning Department,
P O Box 2178, Warwick District Council,
Riverside House, Milverton Hill,
Leamington Spa CV32 5QH

Appendix 1: Key Issues identified for the Core Strategy

These were discussed in more detail in the “Issues Paper” to the Core Strategy which was issued by the Council in November 2007. A copy can be viewed on our website at www.warwickdc.gov.uk/corestrategy.

A. Maintaining a vibrant and prosperous district

1. To maintain high levels of economic growth, including the regeneration of deprived areas
2. To maintain and enhance our town centres
3. To promote sustainable tourism
4. To support rural communities

B. Protecting the District's key assets

5. To protect and make best use of land
6. To protect and enhance green spaces and the natural environment
7. To protect and enhance the historic environment
8. To maintain and enhance our landscapes and townscapes
9. To promote high quality design
10. To protect and improve air quality

C. Securing a more sustainable district

11. To reduce the need to travel and promote the use of more sustainable travel options
12. To limit the impact of the District upon climate change, particularly by:-
 - ➔ encouraging new development to reduce energy and water consumption
 - ➔ promote the use of renewable energy resources
 - ➔ reducing the generation and disposal of waste.

D. Meeting the needs of the district

13. To meet the housing needs of the whole community, including providing adequate affordable housing
14. To reduce poverty, social exclusion, crime and anti-social behaviour
15. To improve the health and well-being of residents
16. To protect the amenity of local communities and protect and enhance accessibility to local services and facilities.

Appendix 2: Sustainability Appraisal – Initial Assessment of alternative options

++	Strong positive	(score 2)
+	Positive	(score 1)
=	Neutral	(score 0)
-	Negative	(score -1)
--	Strong negative	(score -2)
?	Impact unknown	

SA Objective	Options						
	1 Focus growth in and around Warwick, Leamington and Whitnash	2 Focus growth along the A46 corridor	3 Balance growth in and around the four towns	4 Disperse development across the district including within villages	5 Direct growth immediately to the south of Coventry	6 Focus growth within the four towns	7 Create a new settlement in the rural area
Sustainable consumption and production							
1. To promote a strong and stable economy and prosperity for the benefit of all the district's inhabitants	+	+	++	+	=	-	=
2. To promote the use of sustainable transport options (i.e. walking, cycling, public transport)	+	=	++	-	++	++	=
3. To reduce the need to travel	+	=	++	-	++	++	=
4. To reduce the generation and disposal of waste and encourage the use of recycled materials where possible	=	=	=	=	=	=	=
Score for Sustainable consumption and production	3	1	6	-1	4	3	0

SA Objective	Options						
	1 Focus growth in and around Warwick, Leamington and Whitnash	2 Focus growth along the A46 corridor	3 Balance growth in and around the four towns	4 Disperse development across the district including within villages	5 Direct growth immediately to the south of Coventry	6 Focus growth within the four towns	7 Create a new settlement in the rural area
Natural resource protection and environmental enhancement							
5. To encourage the prudent use of natural resources	=	=	=	=	=	++	-
6. To protect and enhance the natural environment, including habitats, species and inland waters	=	=	=	=	=	++	-
7. To maintain and enhance the quality of landscapes and townscapes	-	-	-	-	-	=	--
8. To encourage safe, well-designed, high quality developments that enhance the built environment	+	+	+	+	+	=	++
9. To protect and enhance the historic and cultural environment	=	=	=	=	=	-	=
10. To minimise air, water, soil, light and noise pollution levels and create good quality air, water and soils	=	=	=	-	=	--	-
Score for Natural resource protection and environmental enhancement	0	0	0	-1	0	1	-3
Climate change and energy							
11. To minimise the district's contribution to the causes of climate change by reducing emissions of greenhouse gases	=	=	+	-	=	+	-

SA Objective	Options						
	1 Focus growth in and around Warwick, Leamington and Whitnash	2 Focus growth along the A46 corridor	3 Balance growth in and around the four towns	4 Disperse development across the district including within villages	5 Direct growth immediately to the south of Coventry	6 Focus growth within the four towns	7 Create a new settlement in the rural area
12. To minimise the district's contribution to the causes of climate change by increasing the proportion of energy generated from renewable and low carbon sources	++	++	++	+	++	-	++
13. To ensure planning and development takes account of predicted climate change including flood risk	+	+	+	+	+	-	+
Score for climate change and energy	3	3	4	1	3	-1	2
Sustainable communities							
14. To meet the housing needs of the whole community by enabling the provision of decent and affordable housing for all, of the right quantity, type, size and tenure	+	+	++	+	=	-	=
15. To protect, enhance and improve accessibility to local services and community facilities	+	+	++	+	=	-	=
16. To improve health and well being	+	+	++	+	+	-	-
17. To reduce poverty and social exclusion	?	?	?	?	?	?	?
18. To reduce crime, fear of crime and antisocial behaviour	=	=	=	=	=	=	=

SA Objective	Options						
	1 Focus growth in and around Warwick, Leamington and Whitnash	2 Focus growth along the A46 corridor	3 Balance growth in and around the four towns	4 Disperse development across the district including within villages	5 Direct growth immediately to the south of Coventry	6 Focus growth within the four towns	7 Create a new settlement in the rural area
Score for sustainable communities	3	3	6	3	1	-3	-1
Total score	9	7	16	2	8	0	-2

Appendix 3: Detailed consideration of the five options

Option 1: Focus growth in and around Warwick, Leamington and Whitnash

Overview	This option seeks to focus growth within and around the edge of Warwick, Leamington and Whitnash				
What does it mean?	<ul style="list-style-type: none"> Warwick, Leamington Spa and Whitnash will absorb the majority of new development in the district. Where this cannot be provided within the towns, significant releases of green field sites around the edges of the towns will be required. These may be either within the Green Belt or outside of it (or both). The only development within Kenilworth will be in brown field land within the town. Best use will be made of brown field land across all towns however the capacity of the towns will be limited. Within the rural area, only development to meet local needs will be permitted. 				
Advantages	<ul style="list-style-type: none"> Development on brown field sites would be encouraged within towns. Green field urban extensions would allow for new facilities and services to be master planned and for best use to be made of existing infrastructure where appropriate. It would also be able to make best use of existing public transport networks. There would be greater opportunity to provide a mix of housing to meet local needs and particularly to deliver higher levels of affordable housing. Developer contributions could be secured to fund infrastructure and facilities. 				
Disadvantages	<ul style="list-style-type: none"> Significant development on green field sites (including land currently within the Green Belt) would be inevitable. This would have landscape, townscape and ecological implications. There may be a need to amend current Green Belt boundaries. There would be additional pressure on existing infrastructure and services however there may be the opportunity to improve these through new investment funded by the development. Planning policies in the rural area would be restrictive and there would be limited opportunities for growth in rural areas other than where this meets local identified local needs. Opportunities for further development within Kenilworth to meet any needs within the town would be limited to those which can be delivered on brown field sites. This option would be likely to increase the need to travel. 				
Possible level of development	Area	Housing		Employment	
		No.	%	No.	% *
	Leamington/ Whitnash/Warwick				
	Within the town	4,680	58	20	58
	Urban fringe (green field)	2,720	33	10	28
	Kenilworth				
	Within the town	520	6	0	0
	Urban fringe (green field)	0	0	0	0
	Rural area – Coventry fringe **	0	0	5	14
	Rural area – other areas	230	3	0	0

Option 2: Focus growth along the A46 corridor

Overview	This option directs any green field sites that are required towards those locations where there is easy access to the A46 trunk road and the Leamington – Coventry railway line.				
What does it mean?	<ul style="list-style-type: none">Where new development is required, this is focussed on those areas where there is easy access to the A46 trunk road and the Leamington – Coventry railway line, providing rapid links into CoventryGreen Belt land to the west of Warwick, the east of Kenilworth and the south of Coventry may be identified for development.Best use will be made of brown field land across all towns however the capacity of the towns will be limited.Within the rural area, only development to meet local needs will be permitted.				
Advantages	<ul style="list-style-type: none">Development on brown field sites would be encouraged within towns.Green field urban extension would allow for new facilities and services to be master planned and for best use to be made of existing infrastructure where appropriate.There would be greater opportunity to provide a mix of housing to meet local needs and particularly to deliver higher levels of affordable housing.Further development in Kenilworth may help support the case to provide a new railway station for the town.This option would be able to make best use of existing public transport networks and improve existing road and rail-based routes.Developer contributions could be secured to fund infrastructure and facilities.				
Disadvantages	<ul style="list-style-type: none">Significant development on green field sites would be inevitable. This would have landscape, townscape and ecological implications.There would be a need to change current Green Belt boundaries.There would be additional pressure on existing infrastructure and services, particularly the A46, however there may be the opportunity to improve these through new investment funded by the development.The option may encourage additional road-based commuting along the A46.Planning policies in the rural area would be restrictive and there would be limited opportunities for growth in rural areas other than where this meets local identified local needs.				
Possible level of development	Area	Housing		Employment	
		No.	%	No.	% *
	Leamington/ Whitnash/Warwick				
	Within the town	4,680	58	20	58
	Urban fringe (green field)	1,500	18	0	0
	Kenilworth				
	Within the town	520	6	0	0
	Urban fringe (green field)	500	6	5	14
	Rural area – Coventry fringe **	720	9	10	29
Rural area – other areas	230	3	0	0	

Option 3: Balance growth in and around the four towns

Overview	This option seeks to support balanced communities by balance new housing and employment development across the four towns				
What does it mean?	<ul style="list-style-type: none"> New development will be focussed across the four towns of the district with the intention being to create a balance of jobs and homes within each town. Kenilworth, which has a very low employment base, will receive a significant amount of new employment development. This will need to use Green Belt land. The majority of the new housing will go to Warwick, Leamington and Whitnash, although some will be directed to Kenilworth. Green field sites will be required for this growth. Best use will be made of brown field land across all towns however the capacity of the towns will be limited. Within the rural area, only development to meet local needs will be permitted. 				
Advantages	<ul style="list-style-type: none"> Development on brown field sites would be encouraged within towns. Green field urban extensions would allow for new facilities and services to be master planned and for best use to be made of existing infrastructure where appropriate. It would also be able to make best use of existing public transport networks. Further employment opportunities in Kenilworth could help to reduce commuting. Further development in Kenilworth may help support the case to provide a new railway station for the town. There would be a greater opportunity to provide a mix of housing to meet local needs and particularly to secure higher levels of affordable housing. Developer contributions could be secured to fund infrastructure and facilities. 				
Disadvantages	<ul style="list-style-type: none"> Significant development on green field sites (including land currently within the Green Belt) would be inevitable. This would have landscape, townscape and ecological implications. There would be a need to amend current Green Belt boundaries. There would be additional pressure on existing infrastructure and services however there may be the opportunity to improve these through new investment funded by the development. Planning policies in the rural area would be restrictive and there would be limited opportunities for growth in rural areas other than where this meets local identified local needs. 				
Possible level of development	Area	Housing		Employment	
		No.	%	No.	% *
	Leamington/ Whitnash/Warwick				
	Within the town	4,680	58	20	58
	Urban fringe (green field)	2,470	30	0	0
	Kenilworth				
	Within the town	520	6	0	0
	Urban fringe (green field)	250	3	10	29
	Rural area – Coventry fringe **	0	0	5	14
	Rural area – other areas	230	3	0	0

Option 4: Disperse growth across the district including within villages

Overview	This option seeks to balance housing and employment across the four towns, however some will be distributed between the larger villages within the rural area.				
What does it mean?	<ul style="list-style-type: none"> Housing and employment growth will be promoted across the rural area above that which is required to meet local needs. This would be targeted towards the larger villages and settlements which have a wider range of services. It is suggested that these villages are Baginton, Barford, Bishops Tachbrook, Hampton Magna, Hatton Park, Lapworth (Kingswood), Leek Wootton, and Radford Semele. Remaining development would be met across the four towns in accordance with the principles set out in option 4 above. Green field sites would be required including land within the Green Belt. Best use will be made of brown field land across all towns however the capacity of the towns will be limited. 				
Advantages	<ul style="list-style-type: none"> Development on brown field sites would be encouraged within towns. Green field extensions would allow for new facilities and services to be master planned and for best use to be made of existing infrastructure where appropriate. It would also be able to make best use of existing public transport networks. Increased development in the larger villages would increase population size which may help to enhance village services. Further employment opportunities in Kenilworth could help to reduce commuting and may help support the case for a new railway station for the town. There would be a greater opportunity to provide a mix of housing to meet local needs and particularly to secure higher levels of affordable housing. Developer contributions could be secured to fund infrastructure and facilities. 				
Disadvantages	<ul style="list-style-type: none"> Significant green field development would be inevitable. This would have landscape, townscape and ecological implications. Green Belt land would need to be released around Kenilworth and within/adjacent to some villages. There would be additional pressure on existing infrastructure and services however there may be the opportunity to improve these through new investment funded by the development. Levels of growth in the larger villages would be greater than that needed to meet local needs. This would increase levels of commuting between rural and urban areas and put more pressure on rural roads. This option would not accord with current local and regional planning policy which seeks to focus growth into urban areas. 				
Possible level of development	Area	Housing		Employment	
		No.	%	No.	% *
	Leamington/ Whitnash/Warwick				
	Within the town	4,680	58	20	58
	Urban fringe (green field)	1,520	18	0	0
	Kenilworth				
	Within the town	520	6	0	0
	Urban fringe (green field)	380	5	5	14
	Rural area – Coventry fringe **	0	0	5	14
	Rural area – other areas	1,050	13	5	14

Option 5: Direct growth immediately to the south of Coventry

Overview	This option would direct green field site development towards the southern edge of Coventry in the first instance and after this towards the next closest location.				
What does it mean?	<ul style="list-style-type: none"> • New housing and employment development will be directed towards the southern edge of Coventry. Green Belt land will be required to meet this need. • Where development cannot be accommodated immediately to the south of Coventry, it will be directed to the closest urban area. This means some additional development on the edge of Kenilworth and possibly also some on the north side of Warwick and Leamington. • Best use will be made of brown field land across all towns however the capacity of the towns will be limited. • Elsewhere within the rural area, only development to meet local needs will be permitted 				
Advantages	<ul style="list-style-type: none"> • Green field urban extensions would allow for new facilities and services to be master planned and for best use to be made of existing infrastructure. It would also be able to make best use of existing public transport networks. • Housing and employment would be close to Coventry, thereby benefiting from infrastructure within the city boundary • Development may assist in achieving the objective of supporting the further growth and regeneration of Coventry. • Further employment opportunities in Kenilworth could help to reduce commuting and may help support the case to provide a new railway station for the town. • There would be a greater opportunity to provide a mix of housing to meet local needs and particularly to secure higher levels of affordable housing. • Developer contributions could be secured to fund infrastructure and facilities. 				
Disadvantages	<ul style="list-style-type: none"> • Any development would have a greater relationship with Coventry than with towns within Warwick District, and therefore may not meet needs within our communities as effectively. • There would be additional pressure on the highway network along the A46 and A45. • Significant development on green field sites would be inevitable. This would have landscape, townscape and ecological implications particularly on villages such as Baginton which could be directly affected. • There would be a need to change current Green Belt boundaries to the south of Coventry and around Kenilworth. • Additional pressure on existing infrastructure and services, however there may be the opportunity to improve these through new development. 				
Possible level of development	Area	Housing		Employment	
		No.	%	No.	% *
	Leamington/ Whitnash/ Warwick				
	Within the town	4,680	58	20	58
	Urban fringe (green field)	420	5	0	0
	Kenilworth				
	Within the town	520	6	0	0
	Urban fringe (green field)	300	4	5	14
	Rural area – Coventry fringe **	2,000	24	10	29
	Rural area – other areas	230	3	0	0

Notes to accompany options

- * Percentages may not add due to rounding.
- ** An allowance of 5 hectares is made within the employment figures for the Coventry fringe to allow for development at the University of Warwick.

There will then follow a questionnaire which will ask all of the questions identified above together with standard questions about the respondent and the Council's prescribed Equality Monitoring questions.