

**Warwick District
LOCAL PLAN**

2011-2029

Publication Draft

Contents

1	Introduction, Vision and Objectives	1
	Introduction.....	1
	Purpose and role of the Draft Local Plan	1
	National Policy	1
	Spatial Portrait	3
	Duty to Cooperate and Strategic Planning	4
	Plan period.....	6
	Issues	6
	Consultation and Evidence	8
	Consultations.....	8
	Evidence	9
	Vision, Strategy and Objectives	10
	Vision for the District.....	10
	Local Plan Strategy.....	10
	Local Plan Objectives.....	11
2	Development Strategy	14
	Strategic Policies	14
	DS1 Supporting Prosperity.....	14
	DS2 Providing the Homes the District Needs	14
	DS3 Supporting Sustainable Communities	15
	DS4 Spatial Strategy	16
	Policies and Proposals.....	17
	DS5 Presumption in Favour of Sustainable Development.....	17
	DS6 Level of Housing Growth	17
	DS7 Meeting the Housing Requirement	17
	DS8 Employment Land	20
	DS9 Employment Sites to be Allocated	21
	DS10 Broad Location of Allocated Sites for Housing	23
	DS11 Allocated Housing Sites.....	23
	DS12 Allocation of Land for Education.....	28
	DS13 Allocation of Land for a Country Park.....	28
	DS14 Allocation of Land for Community Hub.....	29

DS15 Comprehensive Development of Strategic Sites.....	30
DS16 Sub-Regional Employment Site.....	31
DS17 Supporting Canalside Regeneration and Enhancement.....	33
DS18 Regeneration of Lillington.....	34
DS19 Green Belt.....	34
DS20 Accommodating Housing Need Arising from Outside the District.....	35
3 Prosperous Communities.....	39
Overarching Policy.....	39
PC0: Prosperous Communities.....	39
The Economy.....	41
EC1 Directing New Employment Development.....	42
EC2 Farm Diversification.....	44
EC3 Protecting Employment Land and Buildings.....	45
Retail and Town Centres.....	48
TC1 Protecting and Enhancing the Town Centres.....	49
TC2 Directing Retail Development.....	50
TC3 Safeguarding Existing and Potential Retail Floorspace.....	52
TC4 Chandos Street Town Centre Development Allocation.....	53
TC5 Providing for Shopping Growth in Royal Leamington Spa Town Centre.....	54
TC6 Primary Retail Frontages.....	55
TC7 Secondary Retail Areas.....	56
TC8 Warwick Café Quarter.....	57
TC9 Royal Leamington Spa Restaurant and Café Quarter.....	57
TC10 Royal Leamington Spa Area Action Plan (AAP).....	58
TC11 Warwick Town Centre Mixed Use Area.....	59
TC12 Protecting Town Centre Employment Land and Buildings.....	59
TC13 Protecting the Residential Role of Town Centres.....	60
TC14 Protecting Residential Uses of Upper Floors.....	61
TC15 Access to Upper Floors in Town Centres.....	61
TC16 Design of Shopfronts.....	62
TC17 Local Shopping Facilities.....	62
TC18 Farm Shops.....	66
Culture, Leisure and Tourism.....	66
CT1 Directing New Tourism, Leisure and Cultural Development.....	67

	CT2 Directing New or Extended Visitor Accommodation	68
	CT3 Protecting Existing Visitor Accommodation in Town Centres	69
	CT4 Extensions to Tourism, Cultural or Leisure Facilities in Rural Areas	70
	CT5 Infrastructure Contributions to Meeting Places, Cultural Facilities and Public Art.....	71
	CT6 Camping and Caravan Sites.....	72
	CT7 Warwick Castle and Warwick Racecourse/St Mary's Lands.....	72
	Major Sites in the Economy.....	74
	MS1 University of Warwick.....	74
	MS2 Major Sites in the Green Belt.....	75
4	Housing	79
	Overarching Policy	79
	H0: Housing.....	79
	New Housing	80
	H1 Directing New Housing.....	80
	Inclusive and Mixed Communities.....	82
	H2 Affordable Housing.....	82
	H3 Affordable Housing on Rural Exception Sites.....	86
	H4 Securing a Mix of Housing.....	89
	H5 Specialist Housing for Older People.....	91
	H6 Houses in Multiple Occupation and Student Accommodation.....	93
	H7 Meeting the Accommodation Needs of Gypsies and Travellers	95
	H8 New Gypsy and Traveller Sites	96
	H9 Compulsory Purchase of Land for Gypsy and Traveller Sites.....	97
	Rural Housing.....	97
	H10 Bringing forward Allocated Sites in the Growth Villages.....	97
	H11 Limited Village Infill Housing Development in the Green Belt.....	98
	H12 Housing for Rural Workers	99
	H13 Replacement Dwellings in the Open Countryside	100
	H14 Extensions to Dwellings in the Open Countryside.....	101
5	Sustainable Communities.....	104
	Overarching Policy	104
	SC0 Sustainable Communities.....	104
	Built Environment.....	105
	BE1 Layout and Design.....	105
	BE2 Developing Strategic Housing Sites	108

BE3 Amenity.....	110
BE4 Converting Rural Buildings.....	111
BE5 Broadband Infrastructure	112
Transport.....	113
TR1 Access and Choice.....	113
TR2 Traffic Generation.....	116
TR3 Transport Improvements	118
TR4 Parking.....	118
TR5 Safeguarding for Transport Infrastructure	120
TR6 Safe Operation of Aerodromes.....	121
Healthy, Safe and Inclusive Communities.....	122
HS1 Healthy, Safe and Inclusive Communities.....	123
HS2 Protecting Open Space, Sport and Recreation Facilities	124
HS3 Local Green Space	125
HS4 Improvements to Open Space, Sport and Recreation Facilities.....	125
HS5 Directing Open Space, Sport and Recreation Facilities.....	126
HS6 Creating Healthy Communities	127
HS7 Crime Prevention.....	129
HS8 Protecting Community Facilities.....	129
Climate Change.....	131
CC1 Planning for Climate Change Adaptation.....	131
CC2 Planning for Renewable Energy and Low Carbon Generation	133
CC3 Buildings Standards Requirements.....	135
Flooding and Water	139
FW1 Development in Areas at Risk of Flooding	139
FW2 Sustainable Urban Drainage.....	141
FW3 Water Conservation	143
FW4 Water Supply.....	143
Historic Environment.....	145
HE1 Protection of Statutory Heritage Assets.....	145
HE2 Protection of Conservation Areas.....	147
HE3 Control of Advertisements in Conservation Areas.....	149
HE4 Protecting Historic Parks and Gardens.....	150
HE5 Locally Listed Historic Assets.....	152
HE6 Archaeology	152
Natural Environment.....	153

NE1 Green Infrastructure.....	154
NE2 Protecting Designated Biodiversity and Geodiversity Assets	156
NE3 Biodiversity.....	157
NE4 Landscape	158
NE5 Protection of Natural Resources	159
NE6: High Speed Rail 2 (HS2)	161
NE7: Use of Waterways.....	161
Neighbourhood Planning.....	166
NP1 Neighbourhood Plans	163
NP2 Community-led Planning.....	163
Waste.....	164
W1 : Waste Core Strategy	164
W2 New Waste Disposals Facilities.....	165
6 Delivery and Monitoring.....	166
Introduction.....	166
Plan Delivery Policies.....	166
DM1 Infrastructure Contributions	166
DM2 Assessing Viability.....	168
Delivery and Monitoring	169

1 Introduction, Vision and Objectives

Introduction

Purpose and role of the Draft Local Plan

- 1.1 The Council has a statutory duty to prepare, monitor and review a Development Plan for the District. This document is Warwick District Council's Publication Draft for the Local Plan. It sets out the Council's policies and proposals to support the development of the District through to 2029.
- 1.2 The purpose of the Plan is to set out the long-term spatial vision for how the towns, villages and countryside in the District will develop and change and how this vision will be delivered through a strategy for promoting, distributing and delivering sustainable development.
- 1.3 This Plan has been prepared under the Planning and Compulsory Purchase Act 2004. The Council is seeking representations on the "soundness" of these proposals under regulations 19 and 20 of the Town and Country Planning Regulations 2012, prior to submitting it to the Secretary of State for an independent examination by an Inspector.
- 1.4 This Plan will be important in helping the Council to deliver its vision over the next 15 years. The Plan contains policies, designations and allocations which will be used to shape development and to determine planning applications.
- 1.5 The preparation stage for this Plan commenced in 2010 when the Council decided to stop work on the preparation of a Core Strategy. The proposals have taken account of feedback from consultations and the most up to date evidence available.

National Policy

- 1.6 The National Planning Policy Framework (NPPF) provides the policy framework for preparing Local Plans. The NPPF asks that Local Plans set out the strategic priorities for the area including policies to deliver:
 - the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, and flood risk, and the provision of minerals and energy);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and

- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

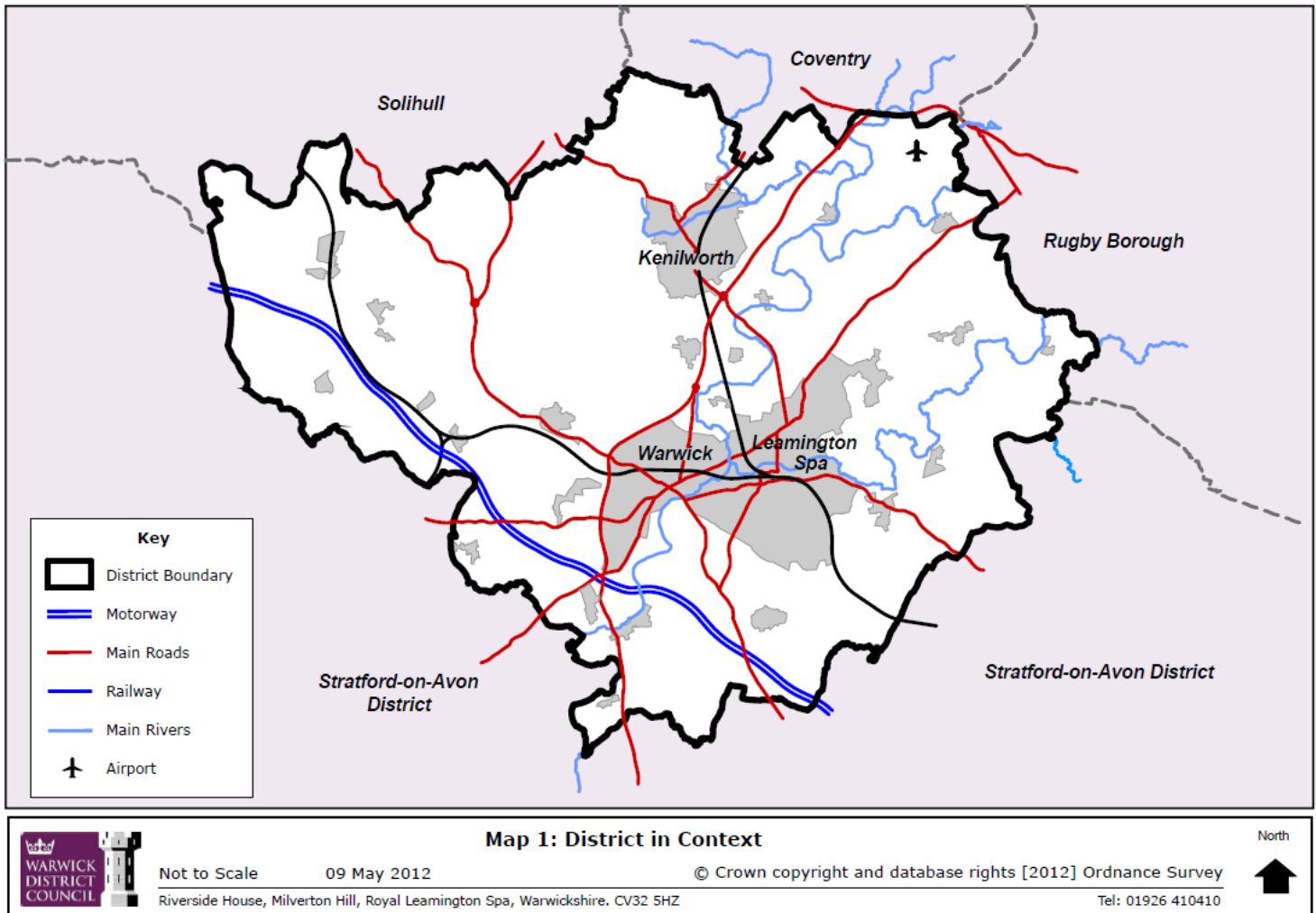
1.7 The NPPF states that Local Plans should:

- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
- be drawn up over an appropriate time scale, preferably a 15-year time period, take account of longer term requirements, and be kept up to date;
- be based on cooperation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land use designations on a policies map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

1.8 The NPPF sets out four key tests of soundness for Local Plans:

- **Positively prepared** – the Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the Plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the Plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Spatial Portrait



- 1.9 The District lies between the City of Coventry and rural parts of Solihull to the north, Stratford-on-Avon District to the south and Rugby Borough to the east. It has good transport links by rail to Birmingham and London and the M40 provides a good link to London and the south east as well as to the West Midlands conurbation. These transport links mean that although located within the West Midlands, the District has some characteristics similar to the south east.
- 1.10 Warwick District has a growing, ageing, ethnically diverse and highly skilled population. 90% of the 137,700 residents (2011 Census) live in the main urban areas of Kenilworth, Warwick, Whitnash and Royal Leamington Spa with the remaining 10% living in a number of relatively small villages. The population has grown from 124,000 in 2000 — an 11% increase — and is forecast to continue to grow, with potentially a 17% growth over the next 15 years.
- 1.11 Compared to other parts of Warwickshire, a higher proportion of the District's population is of working age. The highest rate of projected population growth in the future is expected to be amongst those aged 65 and over.
- 1.12 The District has a diverse population, with a high proportion of non-white British residents (15% of the total population) compared to other Districts in the County.

- 1.13 Relative to the West Midlands as a whole, the District has a strong local economy, with a skilled population and higher than average levels of productivity and earnings compared with regional and national averages.
- 1.14 The vast majority of the District's rural area within the West Midlands Green Belt, with only the area to the south of Warwick, Whitnash and Royal Leamington Spa lying outside the Green Belt.
- 1.15 A significant proportion of the District is designated for its environmental or historic value. To protect and maintain the character of the District, the Local Plan will have to balance the growth of the District with the protection and enhancement of these assets.
- 1.16 Areas of historic or environmental importance in the District include:
- 7 Sites of Special Scientific Interest
 - 15 Sites of Importance for Nature Conservation
 - 2145 Listed Buildings
 - 29 Conservation Areas (covering 4% of the District)
 - 11 Registered Parks and Gardens (covering 4% of the District)
- 1.17 The District's relative prosperity masks some significant areas of deprivation. In particular, Lillington lies within the most deprived 20% of Super Output Areas nationally. Further, the changing needs of business means that some of the District's traditional industrial areas require regeneration, with many of these areas located alongside the Grand Union Canal in Warwick and Royal Leamington Spa. The District's 40km of canal offer particular opportunities for recreation, regeneration and environmental improvement.
- 1.18 The three main town centres of Royal Leamington Spa, Kenilworth and Warwick provide a focus for retail, leisure and employment. The unique and high quality environments of these town centres has meant that they have been relatively resilient to the recent recession and the competition from online retailing and other retail areas and town centres. Despite this there has been an increase in vacancy rates and a fall in rents in some of parts of the town centres indicating a need to continue to focus investment in these areas.

Duty to Cooperate and Strategic Planning

- 1.19 The West Midlands Regional Spatial Strategy (WMRSS) was revoked in May 2013. Previously this provided the context for planning for growth in the District by indicating levels of growth required (in relation to housing, retail and employment) and how the spatial distribution of the District's growth aligned with growth elsewhere in the region and sub-region.
- 1.20 Whilst the WMRSS is no longer extant, the Council has continued to recognise the importance of working on strategic issues across boundaries. Warwick District is not an island and therefore

proposals and policies elsewhere impact on the District and vice versa. For this reason, the Council has worked cooperatively with a range of organisations in the region and sub-region on cross boundary, strategic issues. Specifically, the Council has cooperated with other organisations in relation to the following issues:

- 1.21 Housing requirements: the Council has undertaken a Strategic Housing Market Assessment for the Coventry and Warwickshire along with the other 5 local planning authorities within the sub-region. This has provided a sub-regional evidence base on the quantum of housing required in Coventry and Warwickshire. This evidence base has been used as a starting point for on-going discussions about the quantum of housing to be delivered in each district. These discussions have been undertaken through the Coventry, Solihull and Warwickshire Planning Officers group (CSWAPO) and its associated Duty to Cooperate Sub Group and within the Coventry and Warwickshire Joint Committee (Members Group). This has ensured that the strategic issues relating to the level and distribution of housing growth have been shared across the sub region and are supported by a sound and shared evidence base.
- 1.22 Each of the authorities within the sub region is at a different stage in preparing their local plan or core strategy. The capacity of the other districts to deliver their housing requirement in full is therefore not known. In this context, the potential remains that one or more of these authorities will not be able to meet their housing requirement within their boundaries. Warwick District Council has therefore been working closely with the other authorities in Coventry and Warwickshire to agree a robust process to address this issue should it arise. This process has been agreed by the Coventry and Warwickshire Joint Committee. It involves three broad stages:
- ensuring a robust and up to date joint evidence base;
 - agreeing a sub-regional strategy for meeting any shortfall in housing provision; and
 - reviewing Local Plans where necessary.
- 1.23 If required, the Council is committed to an early review of its Local Plan to address any shortfall in the sub region's housing provision.
- 1.24 The Council and along with the other Councils in the Coventry and Warwickshire sub-region have also cooperated with Councils in neighbouring housing market areas, particularly the Birmingham area. Whilst it is not anticipated that Warwick District Council will be approached directly to accommodate any housing shortfall from the Greater Birmingham area, there is a possibility that other Councils within the Coventry and Warwickshire sub-region will be. This could have knock on effects for the District. It has therefore been agreed, that any housing shortfall arising from within the Greater Birmingham area will also be addressed using the approach described above.
- 1.25 Employment Requirements and the Coventry and Warwickshire Local Enterprise Partnership: the Council has worked through the Coventry and Warwickshire Local Enterprise Partnership to

cooperate in the preparation of a Strategic Employment Land Review which looks at the requirements for employment land across the Coventry and Warwickshire sub-region including the need for a site/sites of sub-regional significance which are of sufficient scale to attract international and national investors. Alongside this, the Council has also actively participated in a review of major employment sites of sub-regional scale. This information has fed into the preparation of the Strategic Economic Plan (SEP) for the sub-region, including the identification of strategically important employment sites for the future.

1.26 The Council has participated in the City Deal for Coventry and Warwickshire. This has identified key employment sectors on which the sub-region can focus on for inward investment, with Advanced Manufacturing and Engineering being particularly important. The outcomes of this process have included the identification of the former Honiley Airfield (a site within Warwick District) as an important investment site which has the potential to be unlocked through improved infrastructure.

1.27 The Council continues to be actively engaged with the Local Enterprise Partnership on an on-going basis.

1.28 Other Strategic Issues: The Council has also actively cooperated with neighbouring Councils in relation to other strategic issues including:

- Green Infrastructure: recognising that green infrastructure crosses administrative boundaries, the authorities in the Coventry and Warwickshire Sub-region have developed a sub-regional Green Infrastructure Strategy which has informed the development this Plan. This Strategy has included mechanisms to introduce biodiversity offsetting.
- Planning for and delivery of transport infrastructure: whilst planning for, and providing, transport infrastructure is the responsibility of Warwickshire County Council, the Council has actively participated in work to plan for this sub-regionally, particularly in preparing the Strategic Economic Plan.
- Green Belt: the Council participated in the Joint Green Belt Study in 2009 and is committed to involvement in a review of this.

Plan Period

1.29 The period covered by the Local Plan is 2011 to 2029. As far as possible, the evidence base and future projections are based on 2011 data and project forward until at least 2029

Issues

1.30 The District faces a number of opportunities and issues and it is important that the local plan addresses these.

- a) The legacy of the recent recession on the economy and opportunities for economic growth provided by the District's economic diversity and in particular by the Advanced Manufacturing and Engineering Sector.
- b) Relatively high house prices limiting the ability of local people to buy or rent property in the area, creating the need for more affordable housing for families in towns and villages and the need to provide more housing to meet future needs, particularly those of older people.
- c) The threat to the economic strength of the town centres of Warwick, Royal Leamington Spa and Kenilworth as a result of the recent recession, online and developments elsewhere. This is balanced by the opportunities provided by the high quality and unique environment of the three main town centres.
- d) The size and condition of existing community facilities and services (particularly schools and health-care facilities) and the challenge involved in enabling these to meet current and future needs.
- e) People's general health and well-being, and the need for people (particularly teenagers and young people) to have access to sport and cultural experiences, such as cinemas and community events.
- f) Road congestion and air pollution, particularly around the main junctions along the A46 and M40, the routes into the towns, and within the town centres.
- g) The threat of flooding of homes and businesses in some areas, particularly where surface water may flood towns and villages, and the concern that the threat of flooding will increase because of climate change.
- h) Areas of deprivation in Warwick and Royal Leamington Spa.
- i) The pressure for new development and climate change threatening the high-quality built and natural environments in the District, particularly historic areas, and the cost of maintaining historic buildings and areas.
- j) Opportunities to attract investment (housing, business and infrastructure) in to the District as a result of its high quality environment and good links and communication.
- k) Crime and the fear of crime, particularly in town centres, and the need to protect the community from harm.
- l) The Government's planned High Speed 2 rail line and its possible effects on the area.

Consultation and Evidence

- 1.31 The preparation of this Plan began in 2010 following a Council resolution on 29th September 2010 not to proceed with preparing and adopting the draft Core Strategy that was in preparation at that time. This was in response to the Localism Act and in particular to the Secretary of State's announcement that Regional Strategies would be revoked. This provided a significant change to the context of plan preparation in Warwick District.
- 1.32 This Local Plan has evolved in the years since 2010 taking account of four consultations and updated evidence.

Consultation

- 1.33 **Issues, Growth Scenarios and Draft Objectives Consultation, May/June/July 2011:** this consultation was undertaken to seek representations relating to three broad areas:
- issues for the Plan;
 - growth scenarios, relating to three levels of growth; and
 - Local Plan objectives.
- 1.34 **Preferred Options Consultation, June and July 2012:** this consultation sought representations regarding:
- The Local Plan Vision
 - Local Plan objectives
 - Preferred Level of Growth
 - Distribution of growth including proposed sites for housing and employment
 - The direction of Local Policies
- 1.35 **Revised Development Strategy Consultation, June and July 2013:** this consultation focused on the Development Strategy of the Local Plan putting forward revised proposals regarding the level of growth and the preferred sites for housing and employment. It also provided additional information on the transport infrastructure needed to support the strategy.
- 1.36 **Village Sites and Rural Settlement Boundaries Consultation, December 2013 and January 2014:** this consultation sought representations on housing sites in and around villages and on rural settlement boundaries – including the new Green Belt boundaries for the growth villages.
- 1.37 The points emerging from these consultations are described in the Reports of Public Consultation

Evidence

1.38 The full evidence underpinning this Plan's policies and proposals are set out on the Council's website. The evidence base includes the following:

- Sustainability Appraisal
- Strategic Transport Assessments
- Employment Land Reviews
- Retail and Leisure Study
- Joint Strategic Housing Market Assessment and other housing requirement studies
- Strategic Housing Land Availability Assessment
- Site Selection Methodology
- Affordable Housing Viability Assessment
- Gypsy and Travellers Accommodation Needs Assessment
- Village Settlement Hierarchy Report
- Joint Green Belt and partial Green Belt Review
- Green Infrastructure Study and Delivery Assessment
- Parks and Open Spaces Audit
- Sports Pitches and Indoor Sports Facilities Study
- Setting of Heritage Assets studies
- Habitat Regulations Appropriate Assessment – Screening Report
- Habitat Biodiversity Audit
- Climate Change Adaptation Study
- Air Quality Assessment
- Water Cycle Study
- Strategic Flood Risk Assessment

Vision, Strategy and Objectives

Vision for the District

- 1.39 The Council's vision for Warwick District (which we share with our partners), as set out in the Sustainable Community Strategy, is **"to make Warwick District a Great Place to Live, Work and Visit"**.
- 1.40 The Council and its partners are trying to deliver this vision together through the Sustainable Community Strategy. This sets out the approach to address 5 key priorities:
- Safer Communities
 - Health and Wellbeing
 - Housing
 - Prosperity
 - Sustainability
- 1.41 The Sustainable Community Strategy is central to improving the quality of life in the District across all these priorities. The Local Plan is a key element in the delivery of the Sustainable Community Strategy. The Local Plan has therefore been aligned with the Strategy to ensure it addresses the key priorities.

Local Plan Strategy

- 1.42 This Plan aligns with the Warwick District Sustainable Community Strategy by focusing on the following strategic priorities:
- Supporting Prosperity: seeking to enable the District's economy to prosper by providing opportunities for businesses to grow and relocate is an important priority for the Local Plan. To achieve this, the Plan sets out policies and proposals to support employment, vibrant town centres and a strong cultural and tourism offer.
 - Providing the homes the District needs: providing opportunities to deliver the housing needed to support the District's changing and growing population is central to the Plan, ensuring this is high quality and affordable, at the same time as meeting the needs of everyone including those with specialist housing needs.
 - Supporting sustainable communities (including health and wellbeing and community safety): there are many aspects to the delivery of sustainable communities including the design and layout of new development; provision of infrastructure; spaces and services to enable healthy and safe lifestyles; regeneration and enhancement of existing communities and environments and the protection of the natural and built environment.

1.43 In this Plan, these strategic priorities, are supported by a Spatial Strategy which seeks to:

- maximise use of brownfield sites;
- only bring forward greenfield sites in sustainable locations;
- avoid coalescence between settlements;
- protect important heritage assets;
- protect areas of high landscape value and important natural assets;
- focus employment, retail, leisure and cultural activities in town centres; and
- only develop sites in the Green Belt where exceptional circumstances can be justified.

Local Plan Objectives

1.44 The Plan's objectives link the Local Plan strategy, with the specific proposals set out in the following Local Plan Chapters. The objectives provide the framework to deliver sustainable development by balancing social, economic and environmental imperatives and where possible enhancing all three.

Objective 1: Providing sustainable levels of growth in the District.

1.45 Provide a sustainable level of economic growth (and balance this with housing growth) to maintain high levels of employment, and to deal with pockets of unemployment in deprived areas. This Plan will:

- identify and maintain a flexible and varied supply of accommodation and land for business that is the right type and in the right location;
- support the growth of advanced manufacturing and engineering businesses, knowledge industries, energy industries and the rural economy; and
- improve the rates of business growth in the District to support the 'organic' growth of the local economy.

1.46 Provide a sustainable level of housing growth (and balance this with economic growth) to reduce the number of people who are currently homeless or living in unsatisfactory accommodation, to meet future housing needs, and to help deal with the issues of need for affordable housing. The Local Plan will:

- identify and maintain supply of land for housing to meet the objectively assessed needs for market and affordable housing ensuring this is of the right size, has the right tenure, and is in the right location;

- make sure that the district can accommodate university students without harming the balance of existing communities;
- allow providers to meet the special housing needs of the growing number of older people; and
- make provision for gypsies and travellers in order to deal with local need and historic demand.

1.47 Provide a sustainable level of retail and leisure growth that will meet people's existing and future needs, and will maintain and improve the vitality and viability of existing town and local centres as attractive and safe places to visit both by day and night. The Local Plan will:

- plan for their future management and growth of each town centre, taking account of their unique roles, to provide sustainable levels of retail and leisure growth.

Providing well-designed new developments that are in the right location and address climate change

1.48 Make sure that new developments are in places that will reduce the need for people to use their cars. This will minimise air pollution and help address climate change by reducing road congestion and carbon emissions, and will encourage people to live more healthy lifestyles by walking and cycling more.

1.49 Encourage new developments to be designed and built so they use water and energy efficiently and reduce the overall demand for natural resources (specifically by increasing the use of renewable and low-carbon sources of energy to reduce carbon emissions).

1.50 Make sure that new developments are located, designed and built so that they can deal with the expected effects of climate change, particularly flooding.

1.51 Make sure new developments are appropriately distributed across the District and designed and located to maintain and improve the quality of the built and natural environments, particularly historic areas and buildings, sensitive wildlife habitats and areas of high landscape value. In addition new developments should respect the integrity of existing settlements.

1.52 Make sure new developments are built to a high standard in terms of design, and provide inclusive, lively and attractive places where people feel safe and want to live, work or visit.

1.53 Make sure new developments provide public and private open spaces where there is a choice of areas of shade, shelter and recreation which will benefit people and wildlife and provide flood storage and carbon management.

1.54 Protect and enhance high quality landscapes and important heritage and natural assets, ensuring that where adaptation is needed, this is done in a sensitive way.

Enabling the District's infrastructure to improve and support growth

- 1.55 Enable improvements to infrastructure, such as schools and the health services, to provide and maintain facilities and services people need, in locations people can get to and which support sustainable economic growth in deprived areas.
- 1.56 Enable energy, communications, water and waste organisations to improve their infrastructure and services so that they can meet people's current and future needs, protect the environment, and contribute towards dealing with the causes and mitigating the effects of climate change.
- 1.57 Enable transport providers to provide improvements, particularly better and more integrated public transport, cycling and pedestrian facilities, to meet people's current and future needs, improve the safety and efficiency of the transport network, and support sustainable economic growth.
- 1.58 Enable improvements to be made to the built and natural environments which will help to maintain and improve historic assets, improve habitats and their connectivity, help the public access and enjoy open spaces such as parks and allotments and support healthy lifestyles. Reduce the risk of flooding, keeping the effects of climate change (including the effects on habitats and wildlife) to a minimum,.
- 1.59 Enable the maintenance and improvement of the quality of sporting and leisure facilities, including opportunities for culture and tourism. This will include maintaining a flexible supply of land and buildings for sport and recreation that is the right quality and in the right location, and can meet people's current and future needs and support healthy lifestyles.

2 Development Strategy

Introduction

- 2.1 This chapter sets out the Development Strategy for the growth of the District through to 2029 along with the strategic policies and site allocations to support the delivery of the strategy. The Strategy has been designed to deliver the vision and the objectives set out in the previous chapter.
- 2.2 The Development Strategy for Warwick District is based on the overarching policies set out below.

Strategic Policies

STRATEGIC POLICY DS1 : Supporting Prosperity

We will provide for the growth of the local and sub-regional economy by ensuring sufficient and appropriate employment land is available within the District to meet the existing and future needs of businesses.

Explanation

- 2.3 It is part of the Council's vision for the District to facilitate the growth of the local economy and to provide for the growth of, and changes within, the local population. This approach is consistent with national policy which requires the Local Plan to include strategic policies to deliver the homes and jobs needed in the area and to support economic growth by planning proactively to meet the development needs of businesses and to support an economy fit for the 21st century.
- 2.4 Providing land for business to grow or relocate to the District is a key component of good planning. In doing this, this Plan seeks to maintain a balance between the number of jobs in the District and the working age population and boosting economic development and the supply of jobs.

STRATEGIC POLICY DS2 : Providing the Homes the District Needs

- 2.5 We will provide in full for the Objectively Assessed Housing Need. We will ensure new housing delivers the quality and mix of homes needed in the District including:
 - a) affordable homes;
 - b) a mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and

- c) sites for gypsies and travellers.

Explanation

- 2.6 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. National policy also emphasises the importance of delivering a wide choice of homes by planning for a mix of housing based on current 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.
- 2.7 The Council's ambitions align with national policy in recognising that it is important that housing needs are met for all. This involves ensuring a good supply of development sites for new housing is available and that this is supported by clear policies which require affordable housing and an appropriate mix of housing to be developed across the District. This approach also recognises that new housing is not only important in meeting the changing and growing needs of the District's population, but also in supporting the local economy by encouraging investment and ensuring that homes are available to complement the economic and business needs and ambitions for the District.

STRATEGIC POLICY DS3 : Supporting Sustainable Communities

- 2.8 We will promote high quality new development including:
- a) delivering high quality layout and design which relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs;
 - b) caring for our built, cultural and natural heritage;
 - c) regenerating areas in need of improvement;
 - d) protecting areas of significance including high quality landscapes, heritage assets and ecological assets;
 - e) delivering a low carbon economy and lifestyles and environmental sustainability.

We will expect development which enables new communities to develop and sustain themselves. As part of this we will provide for the infrastructure needed to support communities and businesses including:

- a) physical infrastructure (such as transport and utilities);
- b) social infrastructure (such as education, sports facilities and health);

- c) green infrastructure (such as parks, open space and playing pitches).

Explanation

- 2.9 It is important that new development is high quality. This underpins sustainable and cohesive communities and engenders a strong sense of civic pride. It enables new housing and new employment to develop into thriving communities for local residents and businesses. High quality development not only enhances people's lives, but also enhances the reputation of the areas and therefore brings associated economic benefits. Good design is good business.
- 2.10 National policy attaches great importance to good design and recognises that this contributes positively to making places better for people. It seeks to ensure that local planning authorities have robust and comprehensive policies regarding the quality of development. In doing this it is important to recognise the need to integrate new development into the natural, built and historic environment.
- 2.11 Within the District, the environment is good quality and there are natural and historic features that need to be carefully protected. However, there is also scope to improve the quality of development and specifically, the Council is aiming to do this by ensuring new development recognises the high quality we already have in the District, delivering new strategic development sites based on the principles of garden towns, villages and suburbs. To this end, the Council has produced a prospectus which illustrates the principles of such development.
- 2.12 New development needs to be accompanied by high quality and timely infrastructure to enable new communities to have access to the facilities and services they need and to ensure that the impacts of new development on existing communities are properly addressed.

STRATEGIC POLICY DS4: Spatial Strategy

Allocated Housing and Employment will be distributed across the District to take account of the following:

- a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement;
- b) where greenfield sites are required for housing, they should be located on the edge of urban 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.
- c) where greenfield sites are required for employment, they should be allocated in locations which are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and are in close proximity to existing or proposed housing;
- d) limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained;
- e) sites which have a detrimental impact on the significance of heritage assets will be avoided unless suitable mitigation can be put in place;
- f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and

- g) taking the national Green Belt policy in to account, sites in the green belt will be limited to those locations where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances:
- i. the availability of alternative suitable sites outside the Green Belt;
 - ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;
 - iii. the potential of the site to support regeneration within deprived areas; and
 - iv. the potential of the site to provide support to facilities and services in rural areas.

Explanation

- 2.13 In arriving at its spatial strategy for housing and employment allocations, the Council has taken account of national planning policy, the Strategic Economic Plan for Coventry and Warwickshire, public consultation results, the evidence that has been prepared to support the Local Plan and the sustainability appraisal.
- 2.14 The evolution of the Plan and its vision, strategy and objectives are described in Chapters 3 and 4. This shows how public consultation, emerging evidence, sustainability considerations and sub-regional factors have helped to shape the Plan's approach.
- 2.15 The Spatial Strategy has been used to shape the site allocations set out in policies DS9, DS10, DS11, DS12, DS13, DS14 and DS16. It will continue to be used to help shape development ambitions and proposals to be set out in future Development Plan Documents.

References

- National Planning Policy Framework
- National Planning Practice Guidance
- Coventry and Warwickshire Strategic Economic Plan

Policies and Proposals

- 2.16 The remainder of this document sets out this Plan's policies, along with explanations to help interpret the policies. For clarity, it should be noted that all relevant policies apply to development proposals and therefore any single policy cannot be used without giving due consideration to the other policies within this Plan.
- 2.17 The following specific development strategy policies are set out to deliver the Development Strategy described in the four overarching policies above

DS5 Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and

environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

Explanation

- 2.18 The Government expects the planning system to actively encourage growth, giving local people the opportunity to shape communities, whilst providing sufficient housing to meet local need and supporting economic activity. This approach is entirely consistent with the Council's vision and aspirations for the District. In this context, it is important that the planning system does everything possible to support economic growth and sustainable development.
- 2.19 The National Planning Policy Framework sets out the presumption in favour of sustainable development and the need for sustainable economic growth.

DS6 Level of Housing Growth

The Council will provide for 12,860 new homes between 2011 and 2029

Explanation

- 1.18 The Joint Coventry and Warwickshire Strategic Housing Market Assessment (2013) objectively assessed the future housing needs of the Housing Market Area and the six local authority areas within it. Warwick District aims to meet its Objectively Assessed Need for housing by providing 12,860 new homes between 2011 and 2029.

DS7 Meeting the Housing Requirement

The housing requirement of 12,860 new homes between 2011 and 2029 will be met from the following categories:

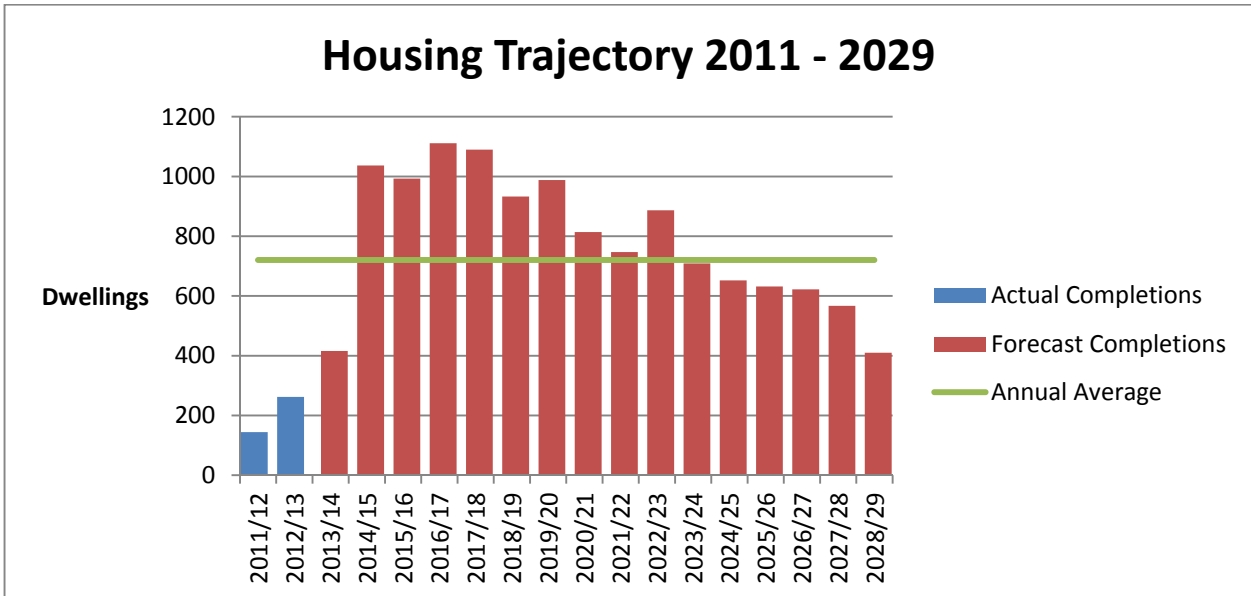
Sites completed between 2011 and 2013	406
Sites with outstanding planning permission at 1 st April 2013	1,906
Sites with planning permission granted between 1 st April 2013 and 31 st	1,317

December 2013

An allowance for windfall sites coming forward in the plan period	2,485
Small Urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable	393
Consolidation of existing employment areas and canal-side regeneration	269
Sites allocated in this Plan	6,238
Total	13,014

Explanation

- 2.20 The Council's approach to identifying land for housing is set out in the Spatial Strategy above. 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. This plan identifies sites for a potential 6,900 homes. 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.
- 2.21 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. Between 2002 and 2013 they averaged 191 units a year (excluding garden land development), even with 3.5 years of a housing moratorium.
- 2.22 The identified sites include small urban brownfield sites which are assessed as being suitable and available for development in the Strategic Housing Land Availability Assessment and a number of broad areas where new housing could play a role in regeneration schemes. 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.
- 2.23 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.



DS8 Employment Land

The Council will provide for a minimum of 66 hectares of employment land to meet local need during the plan period

Explanation

- 2.24 It is important that the right amount and type of local employment land is provided during the plan period. Local employment land means land to meet the needs of the District and support existing and growing sectors. National policy states that local authorities should demonstrate a clear understanding of the business needs within the economic markets operating in and across their area. To achieve this they should develop and maintain a robust evidence base to understand both existing business needs and likely changes in the market in their area. This evidence should be used to assess the need for land and floor space (both in terms of quality and quantity) and the existing and future supply of land available to meet these needs. Reviews of land available for economic development should be undertaken at the same time as the Strategic Housing Market Assessment and include a reappraisal of previously allocated land. Local authorities should work with neighbouring authorities and the Local Enterprise Partnership in preparing this evidence.
- 2.25 An Employment Land Review update was undertaken in May 2013 to identify the level and type of employment land required during the plan period. This took account of future projections for the local economy by different sectors and assessed the capacity for the District's existing and committed employment land to meet current and future requirements over the plan period. A Joint Employment Land Review was undertaken with the Coventry and Warwickshire Local Enterprise Partnership and 6 neighbouring local authorities in Coventry and Warwickshire to provide a quality check of existing employment land studies and identify the need for an employment site of sub regional significance and potential options for accommodating any need.

Employment Land Requirement	
Demand	Hectares
Employment land requirement 2011-30	36
Margin to provide flexibility of supply	16.5
Potential replacement for redevelopment of existing employment areas	13.5
Total gross employment requirement (demand)	66

2.26 There is a need for in the region of 66 hectares of employment land during the plan period to meet local employment needs. This allows flexibility in the supply ensuring there is a range of employment land and buildings to provide a choice of sites.

2.27 Replacement provision of 13.5 hectares of employment land is being provided to take into account the redevelopment of poor quality employment land. The Council has undertaken a review of industrial estates within the District and identified the following areas as being less capable of providing the right type or location of employment land to meet future business needs:

- Sydenham Industrial Estate, Royal Leamington Spa
- Cape Road / Millers Road, Warwick
- Montague Road Industrial Estate, Warwick
- Common Lane, Kenilworth

2.28 These industrial estates arose to accommodate small scale local manufacturing and are characterised by building stock which no longer reflects the requirements of many businesses. Decline in manufacturing and the fact that modern manufacturing processes have resulted in the need for smaller footprint buildings means levels of vacancy on these sites will increase over time. In addition these industrial estates do not have easy access to the strategic road network and being located within or adjacent to residential areas do not offer the most suitable environment for certain employment uses. Three of these areas are located adjacent to the Canal and therefore will be brought forward through the Canalside Regeneration Area DPD (see policy DS17).

2.29 Taking account of land completed since 2011 and the supply of available employment land (set out in Policy EC3) in the region of 19 to 29 hectares of new employment land allocations are needed. This takes into account uncertainty surrounding some of the assumptions used to inform the modelling.

DS9 Employment Sites to be Allocated

To meet the employment land needs of the District, an additional 19.7 hectares of employment land

for B class uses is allocated at the following strategic sites, as identified on the Policies Map:

Site	Size	Uses
Land North of Gallows Hill, Warwick	8 hectares	B1 and B2
Land at Thickthorn, Kenilworth	8 hectares	B1 and B2
Opus 40, Birmingham Road, Warwick*	3.7 hectares	B1
Total	19.7 hectares	

* This is a previous employment commitment for which planning permission has expired

An allowance of 6.5 hectares of employment land to meet local needs will be accommodated at the allocated sub-regional employment site (see policy DS16)

Explanation

- 2.30 16 hectares of employment land will be provided as part of the strategic urban extensions allocated in this Local Plan at Thickthorn in Kenilworth and South of Warwick and Leamington.
- 2.31 At Thickthorn employment land will be provided as part of the wider residential led development. The supply of good quality employment land in Kenilworth is limited and the site adjacent to the A46 provides the opportunity for mixed B1 and B2 employment development to meet local and the wider needs of the District. Other non B class uses will not be considered acceptable.
- 2.32 Employment land will be provided adjacent to Warwick Technology Park on land north of Gallows Hill identified on the policies map. This will build on existing good quality employment provided at the Technology Park supporting its long term future and taking advantage of the sites proximity to the strategic road network. This can also provide opportunities for the clustering of advanced manufacturing and research and development in line with wider sub-regional objectives. This site offers the best location in terms of the impact of employment development on the surrounding landscape, the setting of historic assets and the attractiveness of this site to the market.
- 2.33 8 hectares has been allocated at each of these sites as this represents an allocation of sufficient size to meet a variety of demands. This is particularly important as both the allocated sites have the potential to deliver land for B1 and B2 uses.
- 2.34 The Council will also take forward the previous employment land commitment at Opus 40, Birmingham Road, Warwick for which planning permission has expired. The 2013 Employment Land Review identified this site as a high quality office park, in a good, accessible and prominent location.
- 2.35 Policy DS16 makes provision for a sub-regional employment site in the north east of the district. If development similar to that included in the planning application is provided it is estimated that

6.5 hectares of existing employment land will be released through displacement. From this it is reasonable that the site could provide for 6.5 hectares of the District's local employment demand.

DS10 Broad Location of Allocated Housing Sites

Urban Brownfield sites	1,330
Greenfield sites on the edge of Kenilworth	850
Greenfield sites on the edge of Warwick, Leamington and Whitnash	3,295
Sites within Growth Villages and the rural area	763
Total	6,238

Explanation

- 2.36 The spatial strategy aims to meet housing needs of the District by allocating sites across the towns and in the more sustainable villages. The Strategic Housing Land Availability Assessment identifies suitable and available sites across the four towns and adjacent to villages. 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.
- 2.37 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, sites are removed from the Green Belt to enable development to take place. This applies to land to meet the needs of Kenilworth, some of the villages and land on the edge of Lillington to assist in the regeneration of the area.
- 2.38 The Growth Villages were identified in the Settlement Hierarchy Report (2014). They are assessed as being the most sustainable rural settlements according to a range of sustainability indicators, including the availability of local services and facilities as well as accessibility to larger settlements.
- 2.39 Focusing rural housing development in the District's most sustainable village locations, provides an opportunity to assist in re-balancing the local housing markets in these villages and to provide much needed affordable housing and market homes for local residents. With new housing comes the positive benefits of helping support and sustain local services, facilities and businesses.

DS11 Allocated Housing Sites

The following sites, as shown on the Policies Map, will be allocated for housing development and associated infrastructure and uses:

Site	Number of Dwellings	Area of Emp. Land	Infrastructure Requirements and Other Uses
Urban Brownfield Sites			
Kenilworth School Site	250	0	
Former Sewage Works, south of Harbury Lane	215	0	Country Park,
Station Approach, Leamington	220	0	
Land at Montague Road	140	0	
Kenilworth VI Form College	130	0	
Soans Site, Sydenham Drive	100	0	
Riverside House	100	0	
Court Street	75	0	
Leamington Fire Station	60	0	
Garage Site, Theatre Street	20	0	
Greenfield Sites – Edge of Warwick, Whitnash and Leamington			
Land West of Europa Way	1,190	8ha	Extended Secondary School, Primary School, Health Facilities, Local Centre, other Community Facilities.
Land south of Harbury Lane (excluding former sewage works)	1,505	0	Primary Schools (x2), Local Centre, other Community Facilities, Country Park
East of Whitnash/South of Sydenham	300		
Red House Farm	250		

Campion Hills	50		
Greenfield Sites – Edge of Kenilworth			
East of Kenilworth (Thickthorn)	760	8ha	Local Centre
East of Kenilworth (Southcrest Farm)	0	0	Site for new Secondary School and 6 th Form Centre
Crackley Triangle	90	0	
Greenfield Site – Edge of Coventry			
Oaklea Farm, Finham	20	0	
Growth Villages			
Baginton – Land north of Rosswood Farm	35	0	
Barford – Land south of Barford House	8	0	
Barford – Former Sherbourne Nursery	60	0	
Barford – Land off Bemridge Close	12	0	
Bishops Tachbrook – Land south of the school	150	0	
Burton Green – Burrow Hill Nursery	60	0	
Cubbington – Allotment Land, Rugby Road	35	0	
Cubbington – Opposite Willow Sheet Meadow	65	0	
Hampton Magna – South of Arras Boulevard	100	0	
Hatton Park – North of Birmingham Road	80	0	
Kingswood – Meadow House	10	0	
Kingswood – Kingswood Farm	10	0	
Kingswood – South of The Stables	6	0	
Kingswood – R/O Brome Hall Lane	12	0	

Kingswood – West of Mill Lane	5	0
Leek Wootton – The Paddock	30	0
Leek Wootton – East of Broome Close	5	0
Leek Wootton – Former Tennis Courts	5	0
Leek Wootton – Car park East of The Hayes	5	0
Radford Semele – North of Southam Road	50	0
Other rural sites		
Former Aylesbury House, Hockley Heath	20	0

Explanation

2.40 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 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

2.41 Sites were also assessed against the potential to lead to a coalescence of settlements and the loss of employment land.

Urban Brownfield Sites

2.42 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, 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.

- 2.43 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 pro-actively bringing forward the site at Court Street.
- 2.44 The Soans site is currently being assembled for housing development utilising an area where vacancy rates in existing industrial premises are high. The site forms part of a wider area that has potential to deliver canalside regeneration through the support of policy DS14.
- 2.45 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.
- 2.46 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.
- 2.47 The small site at Theatre Street 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

- 2.48 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. The area will deliver up to 1,695 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.
- 2.49 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 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.
- 2.50 Land at Red House Farm and Campion Hills form 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.
- 2.51 The strategic urban extension to the east of Kenilworth, at Thickthorn, will provide for up to 760 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, GP surgery, local centre and open space. Later in the plan period a new secondary school will be provided on land to the north at Southcrest Farm. A further 90 homes will be provided on a site to the north of the town at Crackley.

Village Allocations

- 2.52 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.

DS12 Allocation of Land for Education

Land at Southcrest Farm, Kenilworth and land at Myton, 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, 6th form centre and primary school.

Explanation

- 2.53 Provision of education facilities is a central element of delivering sustainable communities. The housing proposals set out in this Plan require the provision of additional capacity for all age groups, as well as for Special Educational Needs.
- 2.54 Part of this additional capacity requirement can be met within existing schools or by expanding schools within their current footprint. However, new sites are required as follows:
- 2.55 Kenilworth Secondary School and 6th Form: the existing school sites are allocated for housing with 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 offer the educational choice it currently offers. 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. The land at Southcrest Farm, as shown on the Policies Map, is therefore allocated for educational purposes and other compatible uses as defined by policy HS5.
- 2.56 Myton Area: there is insufficient capacity in existing primary and secondary schools to support the development proposed to the south of Whitnash and Warwick. It is therefore necessary to provide new and expanded educational facilities in this area. In total 3 new primary schools are required. Two of these will be provided to the south of Harbury Lane as set out in Policy DS15. The third primary school, along with new and partially refurbished secondary and sixth form facilities, will be provided within the area on the Policies Map set aside for education purposes and other compatible uses as defined by policy HS5. This will enable Myton School to enlarge its footprint to provide the additional capacity required and deliver a new integrated education campus.

DS13 Allocation of Land for a Country Park

Land adjoining the Tach Brook, as shown on the Policies Map, will be allocated for a Country Park

Explanation

2.57 The Green Infrastructure Study 2010 and Green Space Strategy 2012 identified gaps in Accessible Natural Green Space. This is particularly the case in the southern part of the Warwick, Leamington and Whitnash urban area. This area is also more limited in terms of pedestrian access to the wider network of footpaths in the countryside. Therefore, the Council considers that it is appropriate to address this deficiency in particular given the scale and location of development proposals in this part of the District. Furthermore, a new country park in this location will provide a substantial, and permanent, landscape buffer between the edge of the urban area and the village of Bishop's Tachbrook, whilst offering opportunities for all communities to enjoy this new asset.

2.58 The park will be a multifunctional green infrastructure asset to:

- a) Provide a strong 'green buffer' between the North of Bishop's Tachbrook and the southern edge of new development sites off Harbury Lane. This may include minimising the visual impact of development and softening the edge of new housing schemes.
- b) Promote ecology and habitat diversification in a landscape which has historically been associated with modern farming and other uses (part of the Seven Trent site for example).
- c) Potentially play a role in flood alleviation, particularly considering the close proximity of a significant numbers of new houses.
- d) Provide a functional park facility which is well connected to new developments, in terms of access points and the wider walking and cycling infrastructure. While the park may have a defined character it is also part of a wider brook valley / green corridor.
- e) Provide a park facility of an appropriate scale to support informal leisure activities for people living within the wider south of Leamington / Warwick catchment area, who currently have relatively less accessible natural green space and limited access to the wider countryside.

DS14 Allocation of Land for a Community Hub

Land at Myton, adjoining Warwick Technology Park, as shown on the Policies Map, will be allocated as a Community Hub to provide the following infrastructure and services:

- a) local retail facilities;
- b) a community meeting place;
- c) community sports complex and complementary uses; and
- d) a medical centre.

Explanation

2.59 The community hub will provide a focus for a range of community facilities which can support the new communities being established to the south of Warwick.

- 2.60 Local retail facilities are important in reducing the need to travel and in encouraging walking and cycling. Such facilities perform an important role in enhancing quality of life and sense of place. These facilities should provide for a convenience store of no more than 500sq. m gross floorspace. A number of other smaller stores may also be provided.
- 2.61 A community meeting place is important in providing a location for community activities and meetings. This could take the form of a community centre, place of worship or a multi-functional facility.
- 2.62 The community sports complex will provide an opportunity for new sports facilities to be developed. This could also include provision of a small stadium with complementary uses, should such a scheme be viable.
- 2.63 The medical centre will provide capacity for 5 general practitioners as required by the Care Commissioning Group to meet the needs of the new communities to the south of Warwick.
- 2.64 The facilities and services required in this policy may be integrated to enable more efficient use of land.

DS15 Comprehensive Development of Strategic Sites

The Sites to which this policy applies are (as shown on the Policies Map):

- a) South of Harbury Lane, including the former sewage works ;
- b) West of Europa Way;
- c) Red House Farm;
- d) Whitnash East/South of Sydenham; and
- e) Thickthorn

Proposals for all or part of the allocated sites detailed above will be approved where they take full account of a comprehensive development scheme for the whole site. The comprehensive development scheme will take the form of either a Development Brief or a Masterplan to be approved by the Local Planning Authority.

The Development Brief or Masterplan should address the criteria set out in Policy BE2 and, for the sites set out below, should provide for the delivery of infrastructure and services as follows:

Site	Infrastructure and Services
Land South of Harbury Lane	2 new primary schools Country Park (see Policy DS13)

	<p>A community meeting place</p> <p>Retail facilities: a convenience store of no more than 500sq. m gross floorspace. A number of other smaller stores may also be provided</p>
Land at Myton / West Europa Way	<p>Secondary school, sixth form facility and primary school (see Policy DS12)</p> <p>Community hub (see Policy DS14)</p> <p>Health facilities (See Policy DS14)</p>
Thickthorn	<p>A community meeting place</p> <p>Retail facilities: a convenience store of no more than 500sq. m gross floorspace. A number of other smaller stores may also be provided</p>

The Development Brief or Masterplan for the sites South of Harbury Lane, should also take account of, and ensure alignment with, the proposals for the site West of Europa Way, and vice versa.

Explanation

- 2.65 The sites listed within this policy are the allocated strategic urban extensions. A number of these sites are in multiple ownership. This policy seeks to ensure that development on these sites comes forward within the context of an appropriate comprehensive scheme. The Development Brief or Masterplan 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 development is sustainable and meets the policies set out elsewhere in this Local Plan.
- 2.66 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.
- 2.67 The sites at West of Europa Way and South of Harbury Lane 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 two sites.

DS16 Sub-Regional Employment Site

Land in the vicinity of Coventry Airport (totalling 235 hectares) as shown on the Policies

Map, will be allocated as a major employment site (for B1, B2 and B8 uses) of sub-regional significance.

The Council will require that a Masterplan or Development Brief is prepared which will ensure that the site is developed in a comprehensive manner.

Explanation

- 2.68 National planning policy is clear that local planning authorities should work to build strong competitive local economies. Furthermore, they should set out clear economic strategies for their areas and should identify strategic sites for local and inward investment to match this strategy and meet anticipated needs over the plan period.
- 2.69 Coventry and Warwickshire is recognised as a global UK hub in Advanced Manufacturing and Engineering, with business and research links across the world. Its central location is a major competitive asset, including as a key logistics hub for the country. The Coventry & Warwickshire Local Enterprise Partnership (CWLEP) has sets out its vision for economic growth across the sub-region in its Strategic Economic Plan (SEP), published in March 2014. The vision in the SEP recognises that Coventry and Warwickshire will build on its *"central location, employment sites, distinctive businesses, innovation assets and highly talented workforce, to become a high performing economy with innovative businesses competing internationally, growing and providing better paid employment opportunities for residents across both rural and urban areas."*
- 2.70 The SEP has identified four key investment programmes which lie at the heart of its vision, one of which is "unlocking growth potential". It recognises that fundamental to delivering this is the availability of employment sites to attract new investors, retain local businesses, and re-shore manufacturing. A Joint Employment Land Review (JELR), carried out for the CWLEP on behalf of all its local authorities considers that maintaining a varied, high quality supply of employment sites will be critical for ensuring the sub-region remains competitive and attractive as a prime business location that enables new businesses to start up, existing businesses to grow and established businesses to move to the area.
- 2.71 The SEP has identified that the sub-region would benefit from at least one new major employment site and that land in the vicinity of Coventry airport should be the priority site to fulfil this role. Importantly, the SEP considers that without the development of this site, the CWLEP will be unable to meet its expected overall employment growth.
- 2.72 This assessment corroborates other studies that have been undertaken for this Council. In terms of its location, this area is well placed to meet the needs of the sub-region's key growth sectors including Advanced Manufacturing and Engineering, research and development and logistics and to support the growth plans of the sub-region's universities. Furthermore, it is close to areas of some of the most significant economic deprivation in Coventry and Warwickshire. A proposal in this location is also of sufficient size to fulfil the role of an employment site of sub-regional importance and has the potential to be attractive to regional, national and international investors.

2.73 Consequently, the Council supports this allocation for all of the above reasons and allocates land in the vicinity of Coventry airport within this Local Plan. It considers that exceptional reasons do exist for proposing that the land shown on the Policies Map is removed from the Green Belt.

2.74 The Council is very mindful, however, that there are local concerns and issues to be resolved, not least that the development of the site would impact upon adjacent communities. A planning application for the site, the "Coventry and Warwickshire Gateway", has been considered by the Council and has demonstrated how such a scheme could be delivered. The Council's support for the allocation is therefore informed by a clear understanding of how such a major development could be delivered, how its environmental impacts could be mitigated and what other benefits to the local communities could be achieved. Therefore, in supporting any proposal on this land, the Council will require that the site is planned and developed in a comprehensive manner, and in particular will require to be satisfied that:-

- High quality landscaping and open space is provided. This should have several functions; to minimise the visual and noise impacts of new development on local communities, to improve public recreational access to remaining open land and to help mitigate for any loss in biodiversity. For this reason, part of this allocation is retained within Green Belt. This area (totalling 111 ha) will be required to form part of any proposal for a sub-regional employment use however will remain as open space.
- The impact of traffic on local communities and the local road network is minimised. At the same time, access to the site by public transport and by walking and cycling is to be improved.
- A satisfactory solution has been developed to deal with contaminated land on the site. There is a significant amount of contamination on the site, including former sewerage beds. The Council welcomes the opportunity that the development offers to remediate this land, however will need to be satisfied that this is done effectively.

Regeneration

DS17 Supporting Canalside Regeneration and Enhancement

The Council will prepare and adopt a Canalside Development Plan Document (DPD) to:

- a) assess the canals in the District and their environment and setting;
- b) identify areas for regeneration along urban sections, particularly for employment, housing, tourism and cultural uses; and
- c) identify areas for protection, where these are appropriate, throughout the canal network within the District.

This document will designate particular areas and uses and will set out policies for use in assessing planning applications.

Explanation

2.75 The Council wishes to see the canals reach their full potential and provide not only for leisure pursuits but also the possibility of opening up and regenerating areas which have fallen into disuse and been degraded over the years, particularly where this boosts the local economy by providing new jobs. A holistic approach is needed however to avoid piecemeal development which may result in the sterilisation of other sections of the canalside. By carrying out a study into what activity is currently taking place along the canal and within its environs, the Council can plan for a sustainable and productive future. By producing a Development Plan Document the Council will be able to allocate sites specifically for appropriate uses whilst building on and reinforcing existing successful canal side developments, resulting in a vibrant set of proposals to guide future development and contribute to the prosperity of the District.

DS18 Regeneration of Lillington

Development within, or in close proximity to, the Lillington Local Shopping Centre will be permitted where:

- a) it will not adversely affect the overall retail offer of the Lillington Local Shopping Centre or other local shopping centres; and
- b) it will enhance the range of services available within the vicinity of Lillington Local Shopping Centre; or it will support the creation of significant local employment opportunities

Explanation

2.76 Lillington is the most deprived ward within Warwick District and is amongst the 20% most deprived wards nationally. The Local Plan is seeking to support the regeneration of this area by allocating new development in the vicinity (Red House Farm and Campion Hills) as a way of levering environmental improvements and improvements to housing conditions.

2.77 The Council is working with its partners including the County Council to enhance social and economic conditions in the Lillington area. This may include renewing existing services and enhancing employment opportunities within the Ward. A focus is an ambition to improve public services within the heart of Lillington and to enable new private sector investment to enhance employment opportunities. This policy therefore seeks to ensure that new public services and other developments that will enhance the range of facilities and services available within close proximity to the Local Centre, can be supported.

DS19 Green Belt

The extent of the Green Belt is defined on the Policies Map. The Council will apply Green Belt policy in accordance with government guidance as set out in the national planning policy.

Explanation

2.78 The Warwickshire Green Belt covers a large part of the District and seeks to prevent urban sprawl that would prejudice the open nature and predominantly rural character of this area. National policy regards inappropriate development as, by definition, harmful to the Green Belt and advises

that it should only be approved in very special circumstances. In addition, national policy identifies exceptions to what is deemed inappropriate. Other policies in this plan expand upon the meaning of those exceptions, including: Extensions to Dwellings in the Open Countryside; Limited Village Infill Housing Development in the Green Belt; Major Sites in the Green Belt and Directing Open Space, Sport and Recreation Facilities.

2.79 The boundaries of the Green Belt were established in previous Local Plans. A number of changes have been made to Green Belt boundaries in this Plan to enable development to come forward in a measured way, as set out in other areas of this document and in accordance with the NPPF. The extent of the revised Green Belt is identified on the Policies Map.

2.80 Land has been removed from the Green Belt at:

- Red House Farm & Campion Hills, Leamington Spa;
- Castle Sixth Form, Rouncil Lane, Kenilworth
- Thickethorn and Southcrest Farm, Kenilworth;
- Land in the vicinity of Coventry Airport (sub-regional employment site)
- University of Warwick;
- Oak Lea, Finham;
- Baginton;
- Burton Green;
- Cubbington;
- Hatton;
- Hampton Magna;
- Leek Wootton
- Kingswood (Lapworth).

DS20 Accommodating Housing Need Arising from Outside the District

The existence of unmet housing need arising outside the District will not render this Plan out of date. However, the Plan will be reviewed if evidence demonstrates that significant housing needs arising outside the District should be met within the District and cannot be adequately addressed without a review. To establish this, the Council will work with other local authorities in the Coventry and Warwickshire Housing Market Area to:

- a) prepare and maintain a joint evidence base including housing need and housing land availability
- b) take part in a process to agree the strategic approach to address any shortfall of land availability to deliver in full the Housing Market Area's Objectively Assessed Housing Need or other evidenced housing need arising outside the District.
- c) where the evidence, and the duty to cooperate process clearly indicates that there is a housing need that cannot be met within the administrative boundaries of the authority in which the need arises and part or all of the need could most appropriately be met within District, the District Council will seek to identify the most appropriate sites to meet this need and will review the Local Plan to do this, should it be required.

Explanation

- 2.81 The six local planning authorities within the Coventry and Warwickshire Housing Market Area (HMA) have agreed to cooperate together to ensure the HMA's housing need of 3,750-3,800 dwellings per annum is met in full. It is recognised that this is important in supporting the growth ambitions of Coventry and Warwickshire as set out in the Strategic Economic Plan as well as ensuring local plans and core strategies within the sub-region comply with national policy and guidance.
- 2.82 However, it is recognised that there may be physical or policy constraints which make it difficult for one or more of the local planning authorities within the sub-region to meet their local objectively assessed housing need in full. In these circumstances it will be necessary for the six authorities to work closely together to address this potential shortfall and to ensure the HMA's overall housing need is met in full.
- 2.83 The process for doing this has been set out and agreed by the Coventry and Warwickshire Shadow Joint Committee. The starting point of this process is a shared evidence base relating to strategic issues. It is recognised that the following assessments/ studies are likely to be the key elements of this shared evidence base:
- A Joint Strategic Housing Market Assessment: it is important to ensure that the objectively assessed housing need of the HMA and each of the Councils within the HMA is understood and that the evidence to support this is kept up to date.

- A Joint Approach to Strategic Housing Land Availability Assessments: it is important that housing land availability is assessed consistently across the HMA so that the overall and local supply of potential housing sites is understood
- Joint Employment Land Assessment: it is important to ensure that employment land requirements and supply are understood, and planned for, alongside housing. A shared evidence base will help to understand the sub-regional and local employment land requirements as well as the availability of sub-regional and local sites to meet these requirements.
- A Green Belt Study: the West Midlands Green Belt covers much of the Coventry and Warwickshire HMA. The Green Belt study needs to be up to date to inform a sub-regional approach.

2.84 In the event that there is a shortfall arising from one or more District within the HMA and in the context of a shared evidence base, the six local planning authorities have agreed to work together to develop and maintain a strategy to meet the HMA's housing requirement. This process will seek to identify the most suitable available sites to meet any shortfall. Warwick District Council will participate actively in the process on an on-going basis.

2.85 Should this strategy identify that sites within Warwick District are required to meet some or all of a housing need arising from outside the District, the Council will undertake work to establish the most appropriate sites to do this and if this indicates that significant modifications are required to the Local Plan, the Council is committed to undertaking an early review of the Plan to address this.

2.86 A further issue that may need to be addressed through this process is the potential for a shortfall in housing land arising from outside the Coventry and Warwickshire HMA, in particular from the Greater Birmingham area. In the event that such a shortfall may need to be partially addressed within the Coventry and Warwickshire HMA, the six local planning authorities have agreed to work together using the process described above.

References

- Strategic Housing Land Availability Assessment 2014
- Joint Strategic Housing Market Assessment 2013
- Village Hierarchy Report 2014
- Joint Employment Land Review, March 2014
- Warwick District Employment Land Review 2013
- GL Hearn Studies assessing the Gateway planning application
- Coventry and Warwickshire LEP Strategic Economic Plan, March 2014

- Report to the Coventry and Warwickshire Joint Committee 2014
- Joint Green Belt Study 2009
- Partial Green Belt Review 2013
- Consideration for Sustainable Landscape Planning 2014

3 Prosperous Communities

Overarching Policy

PC0: Prosperous Communities

The Council will promote sustainable economic development to support a vibrant and thriving District and to deliver at least 10,200 jobs in the District during the plan period in line with the following principles:

- a) to support more sustainable patterns of growth focusing development, where we can, on previously developed land in the most sustainable locations;
- b) to ensure employment opportunities are provided to balance housing growth across the District;
- c) to support the continued role of the sub-regional economy as a focus for Advanced Manufacturing and Engineering;
- d) to deliver a local economic and prosperity strategy;
- e) to enable thriving and vibrant town centres which fulfil a range of functions;
- f) to support major sites in the District which play a key role in the economy;
- g) to protect and support a strong tourism sector, especially seeking to enhance our town centres as attractive places to visit;
- h) to support the important role that culture and leisure assets play in our communities and economy, particularly focusing on the role of town centres;
- i) to support opportunities for regeneration

- 3.1 National planning policy states that significant weight should be placed on the need to support and encourage sustainable economic growth. Economic growth generates wealth and raises living standards which contribute towards the quality of people's lives.
- 3.2 The District has a broad economy with strong representation in a number of key sectors, including retail and tourism. It is important that the right level of employment is provided to meet the needs arising from housing growth provided through this Plan. In doing this the priority should be to achieve sustainable patterns of growth by directing development to accessible locations and, where possible, to previously developed land.

- 3.3 The Council recognises the District's role in supporting the sub-regional economy. The Coventry and Warwickshire Local Enterprise Partnership (CWLEP) has prepared a Strategic Economic Plan (SEP) which sets out its priorities for driving forward the sub-regional economy. Building on its existing strengths, it is proposed that Coventry and Warwickshire will be recognised as a global hub in the advanced manufacturing and engineering (AME) sector which currently employs 34,000 people in the sub-region (57% greater than the national average). It is intended that through the delivery of the SEP direct employment in advanced manufacturing and engineering will increase by 8,835 people by 2025.
- 3.4 The sub-region has the key components of a high performing economy being well placed on the strategic transport network with excellent links to London, housing two universities and a number of world class research and development and multinational companies
- 3.5 Through the SEP the CWLEP is prioritising: the Coventry and Warwickshire Gateway Site as a key employment site; investment for Coventry Station; the completion of the rail corridor from Warwick/Royal Leamington Spa to Nuneaton via Coventry known as NUCKLE; and a commitment to the delivery of 76,000 homes across the sub-region. A number of business-led schemes are prioritised to support the expansion of the AME sector.
- 3.6 The SEP has identified a core geographical area within which the CWLEP will prioritise its investment and other support. This includes the A46 from M40 Junction 15 to M6 Junction 2, the NUCKLE rail corridor, the urban centres of Warwick Leamington and Kenilworth and the University of Warwick. Major existing and proposed employment sites within Warwick District such as Tournament Fields, Stoneleigh Park, the Coventry & Warwickshire Gateway and the employment allocations to the south of Warwick/Royal Leamington Spa and at Thickthorn, Kenilworth all lie within this area. This plan has a role in delivering employment sites that meet the needs of the priority AME sector.
- 3.7 The Council will be setting out its vision for delivering prosperity in the District's economy. This plan has a key spatial role in supporting this, by ensuring that the right level and type of employment is provided and that opportunities for regeneration are supported.
- 3.8 There are a number of key employment sites in the District which play an important role in the local, sub regional and in some cases the national economy. The Former Honiley Airfield, Stoneleigh Park and Stoneleigh Deer Park all have long term development plans which will deliver specific benefits to the economy. As well as being recognised as a higher education institution of international importance, the University of Warwick has strong links to the automotive research and design sectors. The Council will support these sites in realising their current Masterplans. Future development aspirations beyond those currently approved will need to be given careful consideration given the site's sensitive rural locations.

- 3.9 Cultural assets such as theatres, cinemas, libraries, historic sites, places of worship and other meeting places can enrich people's quality of life. They can also act as a magnet to attract visitors and thus form a key part of the economy. It is therefore appropriate to consider how planning can assist in culture and tourism.
- 3.10 National policy identifies the following uses as main town centre uses: retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). This range of uses is consistent with the Council's ambitions of building thriving and vibrant town centres with a strong mix of uses. The policies of this Plan seek to focus new development for such use on town centres and seek to protect the best of what the town centres already have to offer. In this way it is hoped that town centres will offer a variety of culture and leisure activities for residents, town centre workers and visitors to enjoy.

The Economy

- 3.11 Despite the economic downturn the District's economy has remained in a strong position relative to Warwickshire and the UK as a whole. It is characterised by continued low levels of unemployment and the highest GVA per head in Warwickshire. The long term outlook is that the District will continue to perform better than the West Midlands. The total number of people employed in the District in 2011 was 90,351 (Cambridge Econometrics 2013) and this is expected to increase by 11.6% over the plan period, a net increase of 10,200 jobs. In 2011 the unemployment rate in Warwick District (4.6%) was almost half of that of the West Midlands (8.8%) and England (8.1%). The labour market of the District is characterised by a strong skills profile, above average economic participation and above average wages.
- 3.12 The District has strong representation in a number of key sectors. Growth in the financial and business services sector is expected to exceed that in the West Midlands as a whole, the largest sector within this being professional services. Clusters of high technology focused activities are also expected to perform well in the District. The sub-region has a particular strength in the automotive and advanced manufacturing and engineering sectors in which Warwick plays a key role.
- 3.13 The District has a good range of land within its employment portfolio. The District's economy and position with regard to the strategic highway network means the supply is orientated towards B1 office accommodation and smaller industrial premises (sub 5,000 sq. m).

EC1 Directing New Employment Development

In Urban Areas

New office development (within Use Class B1(a)) will be permitted within the town centres. Outside of town centres office development will be permitted in accordance with criteria A to C below.

Small scale office development may be appropriate within the upper floors of local shopping centres.

New employment development (within Use Classes B1 (b) and (c), B2 and B8) will be permitted in the following locations:

- a) within the employment land allocated as part of the Strategic Urban Extensions in policy DS9;
- b) within established and committed employment areas in Policy EC3;
- c) in accordance with policy TR11, within the town centres, subject to the town centre policies or any subsequent Area Action Plan coming into effect after this plan.

Proposals for office development in locations at the edge of the town centres will also be considered if no suitable sites are available in any of the preferred locations above. Only if no suitable sites are available in an edge-of-centre location will out-of-centre locations be considered. An impact assessment will be required for out of town proposals over 2,500 sq.m.

Proposals for non-office employment development (i.e. development within Use Classes B1 (b) and (c) B2 and B8) not falling within any of categories a) to c) above will be resisted unless it is shown that no suitable sites are available within any of those categories.

In Rural Areas

New employment development will be permitted in the rural areas in the following circumstances:

- a) To promote sustainable development in the growth villages (identified on the Policies Map)
- b) For the diversification of agricultural and other land based rural businesses in accordance with policy EC2
- c) Within the major sites identified on the policies map in accordance with Policy MS2.
- d) Within the allocated sub regional employment site where it provides for sub regional employment needs in accordance with DC13

- e) To support the sustainable growth and expansion of existing rural business and enterprise

In all instances applicants will be required to demonstrate that:

- a) The proposal would not generate significant traffic movements which would compromise the delivery of wider sustainable transport objectives, including safety, in accordance with TR2
- b) The design and scale of the proposal would not have a detrimental impact on the landscape and character of the area

In the Green Belt proposals will be determined in line with national policy and policies MS1 and MS2

Explanation

In Urban Areas

- 3.14 In directing employment development to the urban locations set out in this policy the intention is to support the retention of existing and committed employment areas, to prioritise the re use of previously developed land and promote sustainable patterns of development. It will ensure that employment areas are well distributed within the urban areas close to existing and future housing development and accessible by public transport.
- 3.15 The policy is applicable to all proposals for employment development, including new build, redevelopments, change of use, intensifications and extensions. Existing and committed employment areas are protected through Policy EC3.
- 3.16 National planning policy identifies offices as a main town centre use. In accordance with this the policy directs offices to town centres. The policy also identifies a range of other locations and sites where offices and other employment uses will also be permitted. These are considered to be suitable in terms of their accessibility and location, as they are well related to existing employment and housing areas.
- 3.17 For employment proposals outside of the above locations (that are not in accordance with this Plan) applicants will be required to demonstrate that there are no other sequentially preferable alternatives available.

In Rural Areas

- 3.18 National planning policy is clear that planning policies should support economic growth in rural areas in order to create jobs and prosperity. The Local Plan supports the

expansion and growth of businesses not just through the conversion of existing buildings but also through the development of well-designed new buildings.

- 3.19 The District has a range of existing businesses operating in the rural areas and continues to experience growth in rural enterprise from agricultural diversification and landowners wishing to reuse existing redundant buildings. The rural area is also attractive for businesses looking to relocate. The roll out of high speed broadband across the District as part of the Coventry and Warwickshire broadband project will also increase opportunities for home working.
- 3.20 In supporting the rural economy it is important that a balance is reached between the needs and aspirations of rural businesses and enterprise, the need to foster sustainable patterns of development and the need to protect the character and quality of the countryside. It is important that this Plan allows appropriate rural enterprise to grow and expand whilst protecting the countryside from development and uses which should be directed to urban areas. The policy therefore sets out the instances where B class employment uses may be appropriate.
- 3.21 There may be opportunities to support sustainable patterns of development by locating small scale employment development in the growth villages where housing is proposed through this plan.
- 3.22 In assessing proposals, the Council will seek to ensure that the scale and nature of the development would not lead to a dispersal of activity likely to increase reliance on the private car, compromise sustainability objectives or affect the vitality of nearby towns. For example the conversion of very large rural buildings may prejudice the reuse of previously developed land in urban areas and may cause an increase in vehicle movements in less sustainable locations. Furthermore, the design of new employment buildings should maintain the character and amenity of the rural area and should be appropriate to the locality. The expansion and redevelopment of existing rural businesses needs in particular to be carefully managed to ensure that the scale of the operation is sensitive to the rural location.
- 3.23 In the Green Belt policies would also need to satisfy the policies governing development there. National planning policies make provision for the re use of buildings of a permanent and substantial nature and the limited infilling and redevelopment of previously developed land may be permitted providing the proposal maintains the openness of the Green Belt and the purposes of including land within it.

EC2 Farm Diversification

Proposals for the diversification of agricultural and land based rural businesses will be permitted in line with the following criteria:

- a) best and most versatile agricultural land is protected
- b) the scale and nature of the proposals are appropriate to their rural location so that they can be satisfactorily integrated into the landscape without being detrimental to its character
- c) Existing buildings are used in preference to new buildings

In the Green Belt proposals will be permitted in line with national policy.

Explanation

- 3.24 Farming makes a significant contribution to the rural economy however increasingly diversification into non-agricultural activities is becoming vital to the continuing viability of many farm businesses.
- 3.25 Diversification can take a range of forms and it is important that any proposals are sustainable and appropriate within the countryside. As well as supporting the long term viability of the existing business, proposals must be consistent in their scale and nature with their rural location.
- 3.26 In assessing proposals the Council will seek to ensure that the scale and nature of the development would not lead to a dispersal of activity likely to increase reliance on the private car, compromise sustainability objectives or affect the vitality of nearby towns.
- 3.27 It is also important to ensure that agricultural land is protected and retained and that any proposal would not prejudice the future viability of the agricultural business. Best and most versatile agricultural land should be protected in line with Policy NE5.
- 3.28 All proposals must therefore be able to demonstrate how they protect the character of the countryside visually (the impact of new buildings and activities on the landscape), functionally (the impact of noise and traffic) and environmentally (the protection of best and most versatile agricultural land).
- 3.29 For the purposes of this policy land based rural businesses do not include those relating to equine activities.
- 3.30 In the Green Belt the re use of buildings of a permanent and substantial nature and the limited infilling and redevelopment of previously developed land may be permitted providing the proposal maintains the openness of the Green Belt.

EC3 Protecting Employment Land and Buildings

Outside of town centres the redevelopment or change of use of existing and committed employment land and buildings (Use Classes B1, B2 and B8) for other uses will not be

permitted unless:

- a) it can be demonstrated that there is an adequate supply of allocated employment sites in the District having regard to quantity and quality;
- b) it can be demonstrated that the use of the land or buildings for the existing or alternative employment uses would not be viable;
- c) it can be demonstrated that the site is not suitable for employment uses due to unacceptable and unavoidable impacts upon nearby residential uses;
- d) it is land identified as being suitable for other uses as part of the identified Canalside and Employment Regeneration areas (Policy EC4) or
- e) the proposal is solely for affordable housing as defined in national guidance.

This policy does not apply to land which provides for sub regional employment needs

Explanation

- 3.31 It is important to ensure that an adequate supply of employment land is provided throughout the plan period to meet current and future business needs and support existing and growing economic sectors. This is both in terms of the overall quantity and quality of the supply but also allowing for choice. The district has a wide range of employment areas catering for different employment needs from high quality employment sites such as Warwick Technology Park to more traditional industrial areas meeting specific local needs. Committed and allocated sites also make up an important part of the employment land portfolio in providing for future demand. This policy applies to the protection of B Class (Use classes B1, B2 and B8) employment uses.
- 3.32 The District has in the past experienced and continues to experience pressure for the redevelopment of existing employment land for other uses particularly for residential development. The Council is committed to protecting the supply of employment land in the District. However, it is recognised that there may be instances where employment land or buildings may no longer meet identified business needs.
- 3.33 National policy is clear that land allocations should be regularly reviewed and, where there is no reasonable prospect of a site being used for employment purposes, applications for other uses should be considered on merit.
- 3.34 The Council has identified the amount of employment land required during the plan period to support economic and housing growth. The balance between the demand and existing supply has been considered both in terms of the overall quantity and the quality of the land available. This exercise led to the reallocation of certain sites for residential uses.
- 3.35 The Council has also identified four existing employment areas of poorer quality land which may be suitable for redevelopment during the plan period as part of wider

regeneration proposals. It is intended that this will be brought forward in accordance with the principles set out in the Canalside and Employment Regeneration Development Plan Document (DPD) discussed elsewhere in this plan (Policy EC3). This is important in refreshing the Districts' stock of employment land and will include the provision of replacement land as part of the overall employment land requirement as set out in DS8. It is also important in addressing environmental issues arising from the sites being historically located within or adjacent to existing residential areas.

- 3.36 It is recognised that operating businesses may be affected by this policy. In such circumstances it is expected that alternative provision should be made available to any firms displaced as part of the redevelopment proposals taking account of the existing site characteristics and requirements of the business. In particular any need to be located near to the existing workforce and market should be taken into account. Proposals which fail to demonstrate how the scheme will contribute to the overall regeneration of the area in line with the principles set out in the Canalside and Employment Regeneration Areas DPD are unlikely to be suitable.
- 3.37 The Council recognises that there may be other instances where employment uses could have a negative impact on the amenity of nearby residential uses and therefore redevelopment for other uses would be preferable. This is both in terms of impact on residential uses in the immediate vicinity but also those nearby which could be affected by the operations of the business, for example the frequency of heavy goods vehicles.
- 3.38 During the plan period there may be other economic and structural changes in the economy which change the demand for employment land. This policy will ensure necessary employment land is retained but also allow flexibility for the instances where employment land or buildings are no longer suitable to meet identified business needs. The criteria in this policy identify the circumstances through which this may be demonstrated. The Council will continue to work with the business community to monitor land and building requirements throughout the plan period.
- 3.39 In order to demonstrate that employment land or buildings are no longer suitable for an employment use the applicant will be expected to provide evidence that the site has been actively marketed for a period of two years at a level consistent with current local market conditions. This evidence should include whether the size and quality of space provided matches local demand, current market conditions and expected future market trends.
- 3.40 Notwithstanding the fact that the Council wishes to protect its existing supply of employment land, it is considered that the need to provide local affordable housing in the District is one instance where the redevelopment of existing employment land for housing may be acceptable. Although this Plan allocates sufficient land for the provision of its total housing requirement over the plan period, the affordable housing element may not be fully deliverable through Policy H2.

- 3.41 This policy applies to existing employment land and available employment land identified in table 1 below and shown on the Policies Map. The District's portfolio of available employment land includes sites with planning permission, those covered by Development Briefs or allocations from the previous local plan. These sites make up a supply of 47.55 hectares and contribute towards meeting the overall employment land requirement set out in policy DS8 of this plan.

Available Employment Land	
Site	Hectares
Station Area	2.4
Land rear of Homebase, Princes Drive	1.6
Tachbrook Park	6.1
Queensway Industrial Estate	1.88
Tournament Fields	13.24
Tournament Fields (land adjacent to A46)	2.33
Stoneleigh Park	5
Stoneleigh Deer Park	5
Former Honiley Airfield	10
Total	47.55

- 3.42 All of the sites in this table are considered by the Council to be suitable for B Class employment uses and will be protected for such uses through this Plan. It is considered that part of the land covered by the Station Area Brief at Former Fords Foundry may also be suitable for car parking in connection with Leamington Railway Station.
- 3.43 This policy does not apply within the designated town centres of Royal Leamington Spa, Warwick and Kenilworth. The Council is also committed to the protection of employment land in the town centres through Policy TC11 which identifies protected town centre employment areas

References

- National Planning Policy Framework (Para 18 – 22, 28, 89, 90)
- Employment Land Review Update (May 2013)
- Joint Employment Land Review March 2014
- Strategic Economic Plan (March 2014)
- City Deal (2013)

Retail and Town Centres

- 3.44 Town centres play an important part in supporting economic growth and encouraging investment. An attractive, diverse and accessible town centre will attract people to use its shops and services, supporting new investment and jobs. This Plan aims to maintain the

shopping function of the town centres of Royal Leamington Spa, Warwick and Kenilworth and support proposals which enhance their respective roles within the local retail hierarchy. Proposals will also be encouraged which diversify the range of uses in the town centres without compromising the shopping function, particularly uses which make the town centre more attractive to residents, employers, shoppers and visitors.

- 3.45 Retailing and the ability of communities to have access to an appropriate network of sustainable destinations for their shopping needs is an important factor in building a successful and well balanced district.
- 3.46 This Plan recognises the importance of the District's town centres, and they are very much at the heart of our communities, providing key destinations for shopping, services, employment and leisure. It is the intention of this Plan to maintain and enhance the town centres of Royal Leamington Spa, Warwick and Kenilworth and support proposals which enhance their respective roles within the local retail hierarchy. Proposals will also be encouraged which diversify the range of uses in the town centres without compromising the shopping function, particularly uses which make the town centre more attractive to residents, employers, shoppers and visitors.
- 3.47 The district also has a range of major out of centre outlets, the most notable being The Leamington Shopping Park. It is recognised that whilst these outlets currently complement the district's town centre offer, any proposals for the future expansion, intensification or changes of use at these locations should be carefully assessed to ensure that they do not have a detrimental impact on the town centres and any existing, committed or planned town centre investment.
- 3.48 Warwick District also has a network of local shopping centres, other smaller shopping frontages and isolated shops serving the daily needs of local communities in both the urban and rural areas. These facilities are within easy walking distance of many people thus reducing the need to travel. The policies of this Plan will seek to protect these valuable assets wherever possible.

TC1 Protecting and Enhancing the Town Centres

Subject to Policies TC2 to TC16, and any relevant area action plan, proposals for any of the main town centre uses will be permitted within town centres where they are of an appropriate scale in relation to the role and function of the town centre and provided that non-shopping proposals would not compromise its shopping function. Proposals will also be required to reflect the character and form of the town centre.

Explanation

- 3.49 Ensuring that town centres remain the focus for new development is important to maintain local economic growth and encourage investment. It is also fundamental in achieving sustainable patterns of development within Warwick District.
- 3.50 This policy is consistent with Government guidance that aims to make town centres the focus for new development to ensure their continued vitality and viability. Royal Leamington Spa is recognised as Warwick District's main town centre and it is acknowledged as a sub-regional shopping destination due to the scale and range of retail, leisure, and other main town centre uses to be found within it. Warwick and Kenilworth predominantly serve a more localised catchment and therefore perform a different role; as a consequence they have a significantly lower number of shops and services.
- 3.51 It is important that the town centres remain an appropriate location for the broad range of main town centre uses described in paragraph 1.10 of this chapter, including retail, leisure and entertainment facilities, appropriate sport and recreation uses, offices, arts, culture and tourism and housing. It is important that opportunities for development improve the town centres, adding to their vitality and vibrancy, whilst retaining or enhancing important characteristics. These important characteristics include the residential areas protected by policy TC13
- 3.52 In assessing proposals for town centre schemes, the Council will have regard to the aim of ensuring that such proposals are compatible with the scale, nature and character of that town centre. This is important given the historic nature of the three town centre; proposals will have to be of an appropriate scale and design quality in order to be successfully integrated.
- 3.53 Throughout the lifetime of this Plan the Council will periodically update its Retail Study in order that it can respond and continuously review its approach to the town centres and requirements for retail investment in particular. The Council is also committed to the preparation of a comprehensive Area Action Plan for Royal Leamington Spa town centre during the lifetime of this Plan.

TC2 Directing Retail Development

Within the town centres, new retail development should be located as a first preference in the retail areas defined on the Policies Map.

Where a suitable site is not available for a large scale retail development proposal within these areas in Royal Leamington Spa, the order of preference is:

- a) the Chandos Street allocation defined on the Policies Map in accordance with Policy TC4; and then

b) the area of search defined on the Policies Map in accordance with Policy TC5.

Where a suitable site is not available for a retail development proposal in these areas in Warwick, the next preference is the mixed use area of Warwick town centre defined on the Policies Map in accordance with Policy TC11.

Where suitable sites are not available in any of these areas, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered.

Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 square metres gross floorspace.

Explanation

- 3.54 Maintaining the shopping function of the town centres is important in supporting the local economy and promoting more sustainable patterns of development. It is important therefore that any retail development proposals are directed to town centres in the first instance; an approach that is entirely consistent with Government policy. The primary objective of this policy is to maintain and enhance the viability of existing town centres through new development. The policy sets out the order of sequentially preferential locations for new investment working from the core of the town centre retail areas outwards.
- 3.55 The Policies Map identifies "retail areas". These are the "primary shopping areas" as defined by national planning policy and comprise the primary retail frontages (see policy TC6) and secondary retail areas (see policy TC7) where existing retail development is concentrated within the town centres. The identification of these areas is intended to prevent the sporadic introduction of new outlets that could erode the benefits of having a defined focus of core shopping areas.
- 3.56 The sequential approach to be followed requires that locations are considered in the following order; first sites and buildings within the defined "retail areas" of the town centres, and then, in the case of Royal Leamington Spa, firstly the Chandos Street development allocation and secondly the area of search set out in Policy TC5 and in the case of Warwick the mixed use area set out in Policy TC11. In Kenilworth, the whole of the town centre is within the retail area. In all town centres this is then followed by edge of centre sites, and then out-of-centre sites
- 3.57 This policy is applicable to all proposals for new retail development including new build, redevelopments, changes of use, intensifications and extensions. Retail development is

defined as shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4), and hot food take-aways (Use Class A5).

3.58 In assessing proposals outside of the town centres, the Council will require a Retail Impact Assessment for proposals over 500 sq. m (gross floorspace) to accompany any planning application. This should contain the following information:

- In relation to proving there are no sequentially preferable sites within or adjacent (300m of the defined retail area) to town centres, a full sequential test, in accordance with Government guidance, will need to be carried out which recognises the requirement for developers and retailers to be flexible about the format, design and scale of the development and the amount of car parking required; and
- Consideration of the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment of the area of the proposal; and
- Consideration of the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

3.59 Outside of town centres, the merits of individual schemes that may be smaller than 500 sq. m (gross floorspace) will be considered on a case by case basis. In some cases the Council may wish such schemes to submit a retail impact assessment, particularly if they are for convenience goods offer given the acknowledged lack of quantitative need identified in the latest retail study.

TC3 Safeguarding Existing and Potential Retail Floorspace

Within the town centre retail areas as defined on the Policies Map, changes of use from uses within Use Class A to other uses outside of Use Class A will not be permitted except for within the defined Secondary Retail Areas where changes to hotels (Use class C1) and Assembly and leisure uses (Use Class D2) will be permitted subject to the restrictions within policy TC7.

Explanation

3.60 The Council is concerned to protect the shopping function of its town centres. To achieve this, the Policies Map identifies retail areas. Within these areas it is important to safeguard existing and potential retail floorspace to ensure the availability of

opportunities for future/ continued investment. This policy therefore seeks to resist changes of use from all Use Class A uses (shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4) and hot food take-aways (Use Class A5)) to uses outside of Use Class A. This policy applies to A Class uses on upper floors, as well as at ground floor level.

- 3.61 This policy will apply across the district's town centres with the exception of the secondary retail areas, where for the purposes of creating additional vitality, changes of use from A Class to Use Class C1 and D2 may be permitted subject to the detailed requirements of Policy TC7.
- 3.62 It is acknowledged that some uses defined as 'Sui-Generis' in the Use Classes Order may be appropriate in the retail areas of the town centres (such as nail-bars and beauty salons). The introduction of such uses will be considered on a case by case basis. In each instance, it will be important for the use in question to maintain the characteristics of a retail outlet, having an active shop frontage (and normally incorporating an element of sales activity).

TC4 Chandos Street Town Centre Development Allocation, Royal Leamington Spa Town Centre

The Chandos Street car park, as shown on the Policies Map, will provide the focus of a major town centre development proposal to comprise of retail and other appropriate main town centre uses.

Explanation

- 3.63 Royal Leamington Spa is acknowledged as a sub-regional shopping destination. To further support its future success in this role, and to provide a location for future investment, the Council continues to support the Chandos Street area for the development of a major addition to the town centres retail offer. This will be necessary to underpin the town centres future vitality and viability and to ensure it remains competitive and successful over this Plan period and beyond.
- 3.64 The Chandos Street allocation will provide a focus for the introduction of a significant amount of new floorspace for retail and other town centre uses. This may be a mixed-use development and consideration will be given to combining retail with other main town centre uses (described in paragraph 1.10 of this Chapter). These may include leisure uses, offices and residential use.
- 3.65 It is recognised that to deliver a successful development, further land will be required beyond the confines of the allocated car park area. This will be necessary to create the

required quantum of floorspace and also to form important connections to the key retail streets of the Parade and Warwick Street. Any development at Chandos Street will be expected to meet the criteria of policy TC5 below.

TC5 Providing for Shopping Growth in Royal Leamington Spa Town Centre

Proposals for large scale shopping development which satisfy the sequential requirements of Policy TC2 will be permitted in Royal Leamington Spa town centre provided:-

- a) It can be demonstrated that the proposal meets retail needs in a way that is of an appropriate scale that respects the character and form of the town centre;
- b) Proposals create strong and direct pedestrian links between the existing main shopping areas along the primary retail frontages and the development; and
- c) The impact of the proposal upon traffic movement is fully considered and appropriate measures to promote public transport and provide car parking are included in the proposal.

- 3.66 It is important for both the social and economic well-being of the District to protect the role of Royal Leamington Spa town centre as the District's main focus for retail activity. The identification of additional sites for large scale, comprehensive development will prove necessary to reinforce Royal Leamington Spa's market position in relation to other competing centres in the region.
- 3.67 The objective of this policy is to set out a framework for considering any major retail proposals that may come forward within Royal Leamington Spa town centre. The most recent Retail Study (March 2014) has identified the fact that if Royal Leamington Spa town centre wishes to maintain its role as a sub-regional shopping destination, it will be advised to provide a significant amount of new floorspace during the plan period.
- 3.68 The retail areas defined on the Policies Map are the preferred location for retail development in Royal Leamington Spa. After this, in the case of large scale development, the Council has identified and prioritised Chandos Street as a development site for further town centre investment in Royal Leamington Spa. If this location is not feasible, consideration will be given to other large scale proposals within the identified area of search as defined on the Policies Map.
- 3.69 If further retail floorspace, of whatever scale, is supported it is important that this new investment does not have a detrimental impact upon the existing town centre businesses, the balance of retail uses, its historic fabric and its infrastructure. In considering all future proposals, The Council will have regard to:-

- a) the physical capacity of the historic core of the town centre to absorb significant further retail growth;
- b) the ability of any proposal to include high quality pedestrian (and where appropriate cycle) access that meets standards for accessibility and inclusion set out in policy TR1;
- c) the implications of retail growth upon key town centre infrastructure including car parking and public transport; and
- d) the likely market interest in major new retail opportunities

3.70 In formulating any proposals for further retail floorspace, the Council will also consider demand for further leisure uses and other main town centre uses which could be incorporated into the schemes.

3.71 For the operation of this policy 'large scale' retail proposal refers to proposals with a floorspace of over 500 sq. m.

TC6 Primary Retail Frontages

Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants (Use Class A3) or drinking establishments (Use Class A4) or hot food take-aways (Use Class A5) will be permitted within the Primary Retail Frontages defined on the Policies Map provided that :-

- a) No more than 25% of the total length of the frontage would result in a non-A1 use; and
- b) The proposal would not contribute to creating, a continuous non A1 frontage of more than 16 metres.

Explanation

3.72 In order to ensure the continued success of the District's town centres as shopping destinations, it is important to ensure that core areas are protected from the introduction of an unacceptable level of non-shopping uses (defined as not being within Use Class A1). If left unchecked, the introduction of non-shopping uses could over time prejudice the predominantly retail character and function of the most important retail streets. The objective of this policy is to restrict the introduction of non- A1 uses to the most important shopping streets in order to protect the retail character and function of these core areas.

- 3.73 In order to protect this retail character, areas of primary retail frontages have been defined tightly to protect the retail heart of the town centres. Within the primary retail frontages, non- A1 uses will be closely monitored and the overall level and excessive grouping/ concentration of these uses will be resisted.
- 3.74 The excessive concentration of A3 and A4 uses related to licenced premises has previously raised concerns (particularly in Royal Leamington Spa) with regard to community safety issues. As well as protecting the integrity of the retail function, this policy will also have the effect of ensuring that an element of control of the overall numbers and location of A3, A4 and A5 premises (which includes licensed premises) can be maintained. Following the 2003 Licensing Act, the Council works actively with the police, local community groups and residents to ensure licensing issues are correctly considered and that the amenity of residents and other interests is protected.
- 3.75 For operational purposes of both this policy and policy TC7 below, a frontage will be defined as a continuous elevation of retail uses as defined on the Policies Map. The limit of a frontage will usually be defined by a break in the buildings caused by a road or other public space. Furthermore, for the purposes of determining a planning application, when calculating the percentage of the frontage which would be in a non-A1 use, this should include the proposal in question.

TC7 Secondary Retail Areas

Changes of Use from shops (Use Class A1) to financial and professional services (Use Class A2), or restaurants and cafes (Use Class A3), or drinking establishments (Use Class A4), or hot food take-aways (Use Class A5) or hotels (Use Class C1) or leisure and assembly uses (Use Class D2) will be permitted within Secondary Retail Areas provided that:

- a) No more than 50 % of the street frontage concerned would result in a non-A1 use; and
- b) The proposal would not contribute to creating, a continuous non-A1 frontage of more than 16 metres.

In exceptional cases, proposals that do not fulfil the second criterion may be accepted where they would not have a prominence in the streetscape that would affect the predominantly retail character of the area.

Explanation

- 3.76 The vitality of the town centres can be maintained and enhanced by encouraging an appropriate range of uses within them where these do not threaten the centres retailing

role. The objective of this policy is to identify locations where this mix can be encouraged.

- 3.77 The secondary retail areas are all of the retail areas on the Policies Map that are not otherwise defined as primary retail frontage (and covered by policy TC6 and cross hatched in blue on the Policies Map). Secondary retail areas are still essentially shopping areas and in these areas the Council will preserve their predominantly retail character by requiring that controls are placed upon the maximum levels of non-retail uses. The only exceptions to this will be the café/ restaurant quarters defined in policies TC8 and TC9.

TC8 Warwick Café Quarter

Changes of use from shops (Use Class A1) and financial and professional services (Use Class A2) to restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) will be permitted within Market Place, Warwick as defined on the Policies Map.

When granting planning permission for A3 or A4 uses, permitted development rights for changes of use to A2 from A3 or A4 will be removed.

Explanation

- 3.78 Within Warwick town centre, there exists an opportunity to create a café quarter to form a specific area for the location of A3 and A4 uses. This quarter will provide visitors with attractions to complement shopping and leisure related journeys to the town centre and give the town centre the opportunity to respond positively to the potential created by tourism and visitor related income. This approach reflects Government advice to ensure that town centres provide a diverse range of attractions to complement their shopping focus, and also the ability to promote leisure uses and the evening economy.
- 3.79 This will provide an opportunity to create stronger physical links between Warwick town centre and the castle. It is intended to achieve this by creating more attractions within the town centre and making visitors aware of them. The pedestrianisation of, and enhancements to the Market place has created the opportunity to capitalise on this by the creation of a café quarter where A3 and A4 uses will be encouraged.

TC9 Royal Leamington Spa Restaurant and Café Quarter

Changes of use from shops (Use Class A1) to restaurants and cafes (Use Class A3) will be permitted within Regent Court, Royal Leamington Spa as defined on the Policies Map.

When granting planning permission for restaurant and café (A3) uses, permitted development rights for changes of use to financial and professional services (use class A2) will be removed.

Explanation

- 3.80 The Council has noted the potential to work with the owners of this development to create a vibrant restaurant/ café quarter. In enabling the unrestricted introduction of A3 uses to the entirety of this area as defined on the Policies Map, it is intended to form a focussed destination for restaurants and cafes.
- 3.81 The addition of this restaurant and café quarter will enhance the vitality of the town centre by enabling the owners of Regent Court to rebrand the street, providing visitors to the town centre with a specific attraction to complement shopping, leisure and other related journeys to the town. This will also help deliver wider benefits of increased footfall and pedestrian circulation to this area of the town centre. The Council recognises, however, that new restaurant and café uses will need to operate alongside existing local residents. For this reason, appropriate planning conditions will be imposed on new A3 uses within Regent Court to protect residential amenity. Furthermore, changes of use to drinking establishments (use class A4) will not be acceptable in this area.

TC10 Royal Leamington Spa Area Action Plan (AAP)

During the Plan Period, the Council will commit to prepare an Area Action Plan for Royal Leamington Spa Town Centre.

- 3.82 Given its importance to Warwick District it is clear that the Council needs to continue to be proactive in managing the future of Royal Leamington Spa Town Centre. The Council will commit to prepare an Area Action Plan for Royal Leamington Spa during the lifetime of this Plan to help ensure the continued vitality and viability of the town centre.
- 3.83 It will be necessary to engage with key stakeholders and the community in this endeavour to ensure that future development, regeneration and management of the town centre is delivered in a cohesive way in order to provide positive and achievable changes to the town centre over the plan period.
- 3.84 The AAP will look to identify areas for future investment and opportunities for the introduction of appropriate land uses.
- 3.85 Key themes of the Area Action Plan will include:-

- A Master Vision for the Town Centre
- Examination / Identification of the potential for future strategic allocations
- A review of regeneration potential and the identification of development opportunity sites and potential uses (particularly in the Wise Street area and in the vicinity of Spencer's Yard)
- Improvements to the environment / public realm
- Vehicular and pedestrian movement strategies, (including parking)

TC11 Warwick Town Centre Mixed Use Area

Within the mixed use area of Warwick town centre as defined on the Policies Map, development of residential, shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4), hot food take-aways (Use Class A5), or hotels Use Class (C1), leisure and assembly (Use Class D2) and business uses (Use Class B1) will be permitted.

Explanation

- 3.86 Within the area defined on the Policies Map as a 'mixed use area' no single land use predominates. The area is focussed on Church Street, Castle Street, High Street and Jury Street. It is especially interesting due to the wide range of uses of the buildings. It also, significantly, forms a link between the main shopping area of Warwick town centre and Smith Street. Proposals for development (which includes re-development or change of use) in accordance with this policy will be positively considered within this area subject to any detailed issues and the effect upon the town centre as a whole.

TC12 Protecting Town Centre Employment Land and Buildings

Within the Town Centre Employment Areas as defined on the Policies Map, the redevelopment or change of use of existing employment land and buildings to non-B Class uses will not be permitted.

Explanation

- 3.87 Town centres provide important employment opportunities within a range of sectors. It is important to maintain a continued employment role within the town centres to provide

employment opportunities in sustainable locations and as part of encouraging a diverse range of uses within town centres in accordance with Government guidance.

- 3.88 Policy EC3 protects all existing employment land and buildings within the district (outside of town centres). Within town centres however, a more flexible approach is considered appropriate. The objective of this policy is to protect designated existing employment areas within the town centres, but otherwise to allow greater flexibility for other existing employment land and buildings to change to other uses. The protected areas are those within Royal Leamington Spa and Warwick town centres defined as "Town Centre Employment Areas" on the Policies Map. Outside of these areas, the provisions of policy EC3 will not apply within any of the town centres.
- 3.89 The Council recognises the provisions put in place in 2013 regarding Permitted Development Rights in the General Development Order that allow changes of use from offices to residential use without the need for planning permission. This however, is a temporary measure that is subject to review during the life of this Plan and may not be carried forward beyond the trial period. The Council will monitor the impact of this legislation and its impact on the town centre employment areas.
- 3.90 In the Althorpe Street protected employment area, the Council may consider the introduction of a wider range of uses if they can positively contribute to the wider regeneration aspirations of this area of Old Town.
- 3.91 This policy is only concerned with the protection of existing employment land. Policy EC1 allows for new employment opportunities (Use Classes B1, B2 and B8) to be created within town centres subject to other policies within this chapter.

TC13 Protecting the Residential Role of Town Centres

Changes of use from residential to non-residential uses within the predominantly residential areas in the town centres defined on the Policies Map will only be permitted if the proposed use maintains the residential character of the area.

Explanation

- 3.92 All of the district's town centres contain a mix of uses and both Royal Leamington Spa and Warwick have a large number of houses and apartments within the defined town centre boundaries. This housing provides opportunities for people to live within the town centre and adds to the overall diversity and vitality but it does bring pressure as different uses seek to co-exist. It is important that housing is supported within town centres and that the amenity of people living there is protected.

- 3.93 Within the predominantly residential areas defined on the Policies Map, it will be important that the residential character of the area is protected. Applications for uses within these areas include small offices, dental surgeries and nurseries for the care of children. These and other uses may be appropriate within predominantly residential areas provided that the residential character and appearance of the building is not altered. In wishing to maintain the residential character of these areas the Council will have regard to the cumulative impact when considering such proposals.
- 3.94 This policy is only concerned with protecting the residential character of defined areas. Policy H1 allows for new housing to be provided within town centres subject to other policies within this chapter.

TC14 Protecting Residential Uses of Upper Floors

Changes of use from residential to other uses on the upper floors of buildings within the town centres will not be permitted.

Explanation

- 3.95 As part of creating diverse and active town centres, it is important that every opportunity is given for people to live within town centres. The continued occupation of flats above the ground floor of premises throughout the town centres has a particular role to play here. Protecting upper floors for residential uses can help ensure that full use is made of buildings and that the overall quality of the environment is improved. Encouraging greater living in town centre locations can also enhance personal safety by increasing natural surveillance.

TC15 Access to Upper Floors in Town Centres

Development that denies access to the upper floors of buildings within the town centres will not be permitted

Explanation

- 3.96 The use of upper floors in town centres is important to ensure that buildings remain in a good state of repair and also to provide opportunities to introduce other uses such as offices and residential that will have positive benefits for the town centre economy. The Council has recognised the importance of this by supporting 'living over the shop' initiatives and by its empty properties strategy.

- 3.97 Where proposals which relate to ground floor uses only are submitted, applicants will be expected to show that they have considered how access arrangements to upper floors can be achieved in the future so that, if required, buildings may be fully utilised. Where upper floors may be considered for residential or office use, this access may need to be independent from the ground floor use.
- 3.98 When considering proposals for listed buildings or buildings in Conservation Areas applicants must ensure that in achieving access to upper floors the quality of the building and the Conservation Area is not compromised. This issue is dealt with in policy HE2.

TC16 Design of Shopfronts

New or replacement shop fronts will be permitted where:-

- a) They relate in scale, proportion, material and decorative treatment to the upper parts of the building and to adjoining shopfronts of sufficient high quality; and
- b) They do not involve single shop fronts spreading over two or more frontages.

Where original or period shopfronts exist, these should be kept and restored.

Explanation

- 3.99 The variety and quality of shopfronts within the District's town centres contribute considerably to their character and attractiveness. Proposals for new shopfronts should take into account the character of the property and the area in order to maintain the quality of appearance. This is particularly important in relation to replacement shopfronts to listed buildings or those within conservation areas. As a general principle, within conservation areas and on listed buildings, the addition of projecting canopies will not be supported.
- 3.100 The Council has published detailed design guidance on shopfronts within Warwick and Royal Leamington Spa. Furthermore, it has produced supplementary planning guidance on design issues involved in increasing security for retail premises.

TC17 Local Shopping Facilities

Local Shopping Centres

Changes of use of the ground floor from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments

(Use Class A4) or hot food take-aways (use Class A5) will only be permitted in local shopping centres as defined on the Policies Map if:-

- a) The shop unit has been vacant for a period of at least 1 year or evidence can be provided that the unit has been actively marketed on reasonable terms for a shop use for a period of at least 9 months without success: or
- b) It is demonstrated that the proposed use will significantly increase pedestrian footfall in the centre, will introduce a new use into the centre which meets local needs, and will not reduce the proportion of shop frontage in the centre below 50%.

Changes of use from Use Class A to other uses will be permitted provided that the proposal is for a service or facility which can be demonstrated to meet an important unmet local need and which can be satisfactorily controlled by planning condition.

Protecting local shops outside of town and local shopping centres

In urban locations changes of use of shops (Use Class A1), outside town centres and local shopping centres, to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food take-aways (Use Class A5) will not be permitted.

Rural shops and services

In rural locations the development or expansion of existing shops and local services within settlements will be permitted where these meet local retail or service needs. Proposals that result in the loss of such units to other uses will not be permitted unless it can be demonstrated that:-

- a) The unit is no longer financially viable
- b) The unit has been actively marketed on reasonable terms for use as a shop or local service for a period of 12 months without success: and
- c) All reasonable other options to find a new use for the unit have been pursued

Explanation

3.101 To meet the day to day shopping needs of consumers and reduce the need to travel it is important that the retail function of local shopping centres, small shopping frontages and isolated shops in the District is protected and where appropriate enhanced.

Local shopping centres

3.102 Local shopping centres provide a range of services and facilities that meet the day-to-day shopping needs of local people. They are often centrally located within a

neighbourhood and can encourage walking and cycling as a mode of transport. The centres also have a wider social role in providing places for social interaction within communities. The protection of their shopping function is therefore very important and the loss of shop units to non-retail uses will be generally resisted.

3.103 For the purpose of this policy, local centres are defined as a small group of shops consisting of a cluster of six or more units (normally in a continuous elevation), typically comprising a newsagent, general grocery store, post office, and other small shops of a local nature. This policy is only applicable to the ground floor of units within the local shopping centres defined on the Policies Map and listed below.

- Albion Street, Kenilworth
- High Street, Kenilworth
- Leyes Lane, Kenilworth
- The Oaks Precinct, Scott Road , Kenilworth
- Crown Way, Lillington, Royal Leamington Spa
- High Street/ Queen Street, Cubbington
- Rugby Road, Cubbington
- Rugby Road, Royal Leamington Spa
- St Margaret's Road, Royal Leamington Spa
- Sydenham Drive, Royal Leamington Spa
- Coten End, Warwick
- Percy Estate(The Chantry), Warwick
- Reardon Court, Woodloes, Warwick
- Shakespeare Avenue, Warwick
- Othello Avenue, Warwick Gates
- Heathcote Road, Whitnash
- Home Farm Crescent, Whitnash
- Narrow Hall Meadow Road, Chase Meadow, Warwick

- 3.104 Whilst the objective of this policy is to retain general shops, the Council recognises that changes in peoples shopping habits may result in changes to the type of uses that are viable in local centres and to the types of uses that local people wish to see in the local centres.
- 3.105 The Council, therefore accepts that where there is no interest in the unit for a general shop in the foreseeable future, it is in the best interests of the local centre to allow the introduction of other uses to create footfall and maintain the appearance of the centre. In such circumstances the Council may wish to control the use, e.g. granting permission on a temporary basis to ensure the unit is not permanently lost from a retail use.
- 3.106 During the plan period it is likely that some of the major housing allocations will benefit from the introduction of local shopping centres to provide for the retail and service needs of the new neighbourhoods emerging at these locations. In the event that new local shopping centres are realised, the Council will protect their role and function by applying the principles of Policy TC17 until the new centre can be designated by means of a plan review.

Local shops in Urban Areas

- 3.107 Outside of town centres and local shopping centres are a number of small shopping frontages and isolated shops, some of which help to serve the daily needs of local communities. The Council recognises that there is a role for these shops in a way that is not the case for financial/ professional services (Use Class A2) or food and drink (Use Class A3 and A4) outlets in similar locations outside of town and local shopping centres. The objective of this policy is therefore to resist the spread of such uses to locations which may prejudice the vitality and viability of town and local centres.

Rural Shops and Services

- 3.108 In villages in rural areas there are a number of shops and other local services that perform an important role meeting the daily needs of people and it is important that such facilities are not lost. This approach is strongly supported by Government policy that urges local authorities to adopt a positive approach to the retention and development of local shops and services in rural locations.
- 3.109 The Council will sympathetically consider proposals for new shops, pubs and post offices within settlements provided it can be shown that the use is seeking to meet a local need. For the purposes of this policy, shops include both stand- alone premises and those that are associated with petrol stations, pubs and farms. A settlement can be of any size, however, proposals will need to demonstrate that they are serving a local need (usually the immediate requirements of the settlement) and this will be more difficult in the case of facilities within very small communities. Proposals for new retail and service facilities in open countryside will not be supported, except in the case of farm shops (see policy TC18 below).

- 3.110 Where applications propose the loss of village shops or other services, the Council will require applicants to produce evidence to substantiate the lack of viability of the use. This may include access to financial records of the business in appropriate circumstances.

TC18 Farm Shops

Development of new farm shops and the extension of existing farm shops will be permitted where:

- a) The proposal involves the appropriate conversion of an existing rural building or the construction of a new building at the intended location and is of a scale and nature that can be satisfactorily integrated into the landscape, and
- b) It would not have an adverse impact on existing rural shops in the local area

A condition will be applied to any permission to control the proportion of goods to be sold which are not produced locally to a maximum of 25%.

Explanation

- 3.111 Over the years, growers have set up shops on their land to sell produce direct to the public. These outlets can provide a means of assisting the commercial success of farming operations. The role of farm shops is supported where these can assist in farm diversification projects, offer an outlet for food produced on the farm and support the local economy and provide a source of local jobs. It is important however that farm shops are controlled so that they remain a venue to buy locally produced food and do not grow to an inappropriate scale which would undermine shops and services in local villages. It is important that any associated buildings do not harm the character and appearance of the countryside and that the safety and character of local roads is not affected.

References

- National Planning Policy Framework (Paras. 23 – 27)
- Warwick District Retail & Leisure Study, 2014

Culture, Leisure and Tourism

- 3.112 Cultural assets such as theatres, cinemas, libraries, art galleries, museums, historic sites, places of worship and other meeting places can enrich people's quality of life. They can also act as a magnet to attract visitors and thus form a key part of the economy. It is therefore appropriate to consider how planning can assist in culture and tourism.

- 3.113 The District is culturally rich and has a vibrant and active local arts community together with a confident and high profile professional arts sector. There are regular cultural festivals and sporting events. Furthermore, the attractiveness of the towns, parks and local countryside are attractions in and of themselves.
- 3.114 The District has many historic assets that operate as visitor attractions such as castles in Warwick and Kenilworth, Stoneleigh Abbey, the country houses of Packwood and Baddesley Clinton, the canal network, as well as the regency buildings and parks of Royal Leamington Spa. The District also has other attractions such as Hatton Country World and Stoneleigh Park, all of which generates approximately 3.1m trips a year to the area. The estimated spend is £220m and supports over 4,850 jobs. The close proximity of Stratford-upon-Avon provides a strong cross border tourism offer enabling mutual benefit for both Warwick District and Stratford-on-Avon District. In this context a joint Destination Management Plan is being developed.
- 3.115 The Council's strategy sees tourism as being a key part of the local economy and this Plan should positively promote and actively deliver tourism. The District's cultural assets and visitor facilities should therefore be supported to grow and improve in ways which maintain its attractiveness and integrity, particularly those assets associated with the historic environment. It is the objective of this Plan to enable the maintenance and improvement of leisure facilities including opportunities for culture and tourism.

CT1 Directing New Tourism, Leisure and Cultural Development

New tourism, leisure and cultural development will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18). In all other cases, new tourism, leisure and cultural development will be permitted where it can be demonstrated that:

- a) There are no sequentially preferable sites or buildings and the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport; or
- b) The facility is of a type and scale that will mean it primarily serves a local community who can access it by means other than the private car

Where suitable sites are not available in town centres, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered.

Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 sq.m gross floorspace.

Explanation

- 3.116 In this policy, tourism, leisure and cultural (including arts) development means the main town centre uses other than retail and offices (see paragraph 1.10 of this Chapter). Culture, leisure and tourism are important in ensuring the District's town centres are vibrant and prosperous. Increasingly, town centres are enjoyed as places where a range of leisure activities supplement the retail offer to provide a variety of offers within town centres. Town centres also provide sustainable locations for such uses as they are generally more accessible by a range of transport modes than other parts of the District. This policy therefore seeks to support the role of town centres as the primary locations for development associated with culture, leisure and tourism.
- 3.117 In identifying sites a sequential approach should be adopted through which all potential town centre options should be thoroughly assessed before less central sites are considered. First preference should be given to town centre locations, followed by edge of town centre. Tourism, leisure and cultural developments within rural areas should be located within the Growth Villages identified in policy H1 where they can most greatly benefit from proximity to each other and other uses. Development within or adjacent to local shopping centres or within rural areas, should be of a proportionate scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area.
- 3.118 It is recognised, some leisure and cultural facilities serve very local populations and these should, where possible, be allowed to locate close to the population they serve. Where such uses are proposed the Council will expect the applicant to demonstrate that the use meets a local need which cannot be otherwise met in a centre.
- 3.119 The Council will seek to support the role of Royal Leamington Spa Town Centre in culture and leisure by identifying, through the Town Centre Area Action Plan (AAP), an area in and around Spencer Yard and Spencer Street for investment in culture, leisure and creative industries developments.

CT2 Directing New or Extended Visitor Accommodation

New or extended hotels will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18) and Policy CT1.

Other new or extended visitor accommodation with urban areas, will be permitted where it can be demonstrated that the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport.

Visitor accommodation within rural areas will be permitted where it is located within the Growth Villages (as defined on the Policies Map) or is for the conversion of a rural building as defined in Policy BE4. All visitor accommodation in rural areas should be of a proportionate

scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area.

Extensions to existing visitor accommodation in rural areas will only be permitted where these do not significantly intensify the use of the site or establish new uses which are not ancillary to the normal business of the visitor accommodation.

Explanation

- 3.120 Hotels are defined as a town centre uses and play an important role in supporting the economic wellbeing and vibrancy of the District's town centres. Increasingly, town centres are enjoyed as places to visit in their own right and the Town Centres of Royal Leamington Spa, Warwick and Kenilworth offer high quality and diverse environments and leisure activities for visitors to enjoy. Appropriately located accommodation is important in supporting this role of town centres. Further, town centres provide sustainable locations which are accessible by a range of transport modes. This policy, in combination with Policy CT1, therefore seeks to support the role of town centres as the primary locations for hotels.
- 3.121 Other visitor accommodation should be properly directed towards urban areas where in general accessibility using sustainable forms of transport such as walking, cycling and public transport can more easily be demonstrated. Visitor accommodation within rural areas should be located within the Growth Villages identified in policy H1 where they can most greatly benefit from proximity to each other and other uses. Development within rural areas, should be of a proportionate scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area.
- 3.122 Any harm to the character of the rural area will be judged in relation to the appearance of the building following conversion in the context of its surrounding and the impact upon the character of surrounding roads. Any harm to sustainability objectives will be judged by the extent to which the proposal may lead to a dispersal of overall hotel bedspaces to a degree that may prejudice the viability of hotels within the urban areas, or may cause a significant increase of vehicle movements in less sustainable locations.
- 3.123 Extensions to visitor accommodation in rural areas: the development will be deemed to involve significant intensification where it would harm the character of the area or is no longer of a proportionate scale or appropriate in relation to surrounding uses or where the proposal would generate significant volumes of traffic.

CT3 Protecting Existing Visitor Accommodation in Town Centres

Redevelopment or change of use from visitor accommodation within the town centres will

only be permitted where it can be demonstrated that:

- a) the site is within a retail area as identified on the Policy Map and the proposal is for a change of use to retail or is a change of use to assembly and leisure use within a secondary retail area (see policy TC3);
- b) there is evidence of adequate capacity to meet need within alternative accommodation within the same Town Centre; or
- c) the accommodation is no longer viable and no other parties are willing to acquire it for that use

Explanation

3.124 This policy recognises the importance of visitor accommodation in supporting Town Centres providing sustainable and vibrant communities and seeks to retain existing accommodation. Increasingly, Town Centres are enjoyed as places to visit in their own right and the Town Centres of Royal Leamington Spa, Warwick and Kenilworth offer accommodation to enable visitor to stay overnight and prolong their stay. Further, Town Centres provide sustainable locations which are accessible by a range of transport modes. This policy therefore seeks to support the role of town centres as the primary locations for visitor accommodation.

3.125 Change of use from visitor accommodation will be permitted where it is for retail uses within the retail frontages identified on the Policies Map. In addition, a change of use from visitor accommodation may be permitted if it is demonstrated that there is adequate capacity of equivalent accommodation available elsewhere within the town centre to compensate for the loss of accommodation. To demonstrate this, applicants will be expected to undertake a capacity study of similar accommodation within the Town Centre and to show that the accommodation is no longer viable and that it has been marketed for a period of 12 months and no other operators have been willing to acquire it for continued use as visitor accommodation.

CT4 Extensions to Tourism, Cultural or Leisure Facilities in Rural Areas

Extensions to or intensification of tourism, cultural or leisure facilities in rural areas will be permitted where these do not:

- a) establish new uses which are not ancillary to the normal business of the operation;
- b) generate significant volumes of additional traffic; and
- c) harm the character of the area.

Explanation

- 3.126 For proposals to extend or intensify existing accommodation, tourism, cultural or leisure in the rural area, the test will be whether the proposal will result in the use of the site being out of keeping with its rural location through its impact on the character of the area and traffic generation.
- 3.127 Where the proposals seek to introduce new uses onto the site (even if these are also associated with accommodation, tourism culture or leisure), these will be assessed in accordance with relevant policies, unless it can be demonstrated that the use is ancillary to the existing operation.

CT5 Infrastructure Contributions to Meeting Places, Cultural Facilities and Public Art

New development will be required to make appropriate and proportionate financial contributions to cultural facilities where it can be demonstrated that there will otherwise be deficit of such facilities as a result of the proposed development. Contributions to new public art will be required where new development is closely related (either through proximity or through the nature of the use) to the District's centres of cultural and art activity.

Explanation

- 3.128 Meeting places, cultural facilities and public art are important features in sustainable communities. They engender a sense of pride and provide important facilities to bring communities together.
- 3.129 New development will inevitably place demands on existing public meeting places such as community halls and public cultural facilities such as theatres, concert halls and libraries. The Council will therefore expect contributions towards meeting places, cultural facilities and public art from development.
- 3.130 Public art is important in regeneration and building a unique sense of place. This could be incorporated within a building's structure or could involve the creation of new architectural space, landscaping, lighting, wayfinding or street furniture, as well as what we more traditionally think of as public art
- 3.131 The Council's Public Arts Strategy seeks to broaden the District's culture and arts offer and public art of the right quality, in the right locations, can play an important part in this. Contributions will therefore be sought where new development is closely related (either through proximity or through the nature of the use) to the District's centres of cultural and art activity.

CT6 Camping and Caravan Sites

Camping and caravan sites for holiday and recreational use will be permitted where they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities, and would not generate significant volumes of traffic.

Any buildings required must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to compliance with other policies in this Plan. New buildings may be acceptable outside the Green Belt where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to the area.

Explanation

- 3.132 With a combination of its attractive countryside and major visitor attractions both within its district and nearby, the rural area will continue to see pressure for tourist and related uses.
- 3.133 Camping and caravan sites can provide useful low cost accommodation, however they can seriously harm the landscape if they are insensitively located or become too large.
- 3.134 All proposals will be expected to be unobtrusive within the landscape and be in keeping with the character of the rural area. The scale of the proposals will be an important factor as often small sites can be assimilated into the landscape more easily than larger sites. Within Green Belt areas, camping and caravan sites and associated buildings will be considered inappropriate development.
- 3.135 Caravanning, camping and other temporary occupancy sites also give rise to special problems in relation to flooding. The instability of caravans, places occupants at special risk and it may be difficult to operate an effective flood warning system. The development of these facilities will not be permitted in areas of high flood risk. In other flood risk areas applicants will need to prepare a flood warning and evacuation plan.

CT7 Warwick Castle and Warwick Racecourse/St Mary's Lands

Development at Warwick Castle or Warwick Racecourse (within the boundaries defined on the Policy Map) will only be permitted where it is brought forward in line with an approved Masterplan setting out the development principles and broad areas for development, indicating the type of uses proposed and, in the case of the Castle, a Conservation Plan for the historic asset. The Masterplan will provide the framework within which planning applications will be determined and will:

- a) identify the physical and economic context of the Castle;

- b) identify the development principles to underpin future development proposals;
- c) identify the significance of heritage assets within the vicinity, setting out how these will be sustained and enhanced (including listed buildings, listed parks and gardens, conservation areas and historic landscapes);
- d) identify the location of developments, demonstrating how proposals will relate to the heritage assets and how they will enhance the positive contribution the asset makes to sustainable communities and to the character and distinctiveness of the area; and
- e) identify how the proposals support the vitality and viability of the local economy

Explanation

Warwick Castle

- 3.136 Warwick Castle is a nationally/internationally renowned tourist attraction bringing significant benefits to the local economy. It is a Grade 1* listed building set within Grade 1 landscaped grounds. The site includes several other Listed Buildings.
- 3.137 Balancing the development pressures with the sensitivity of the location is an on-going challenge. Further there are opportunities to enhance the links between the Castle and Warwick Town Centre, bringing economic benefits to the Town Centre. The challenge is to ensure development within the Castle grounds does not undermine the range of facilities and services available in the adjacent Town Centre.
- 3.138 In this context this policy seeks to support the role of Warwick Castle as a nationally/internationally renowned attraction at the same time as ensuring the significance of the local heritage assets (including the Castle itself) are sustained and enhanced. It is also important that the mix of activities on offer within the Castle grounds allows both the Castle and the Town Centre to play to their strengths to the mutual benefit of both.
- 3.139 It is therefore proposed that individual projects requiring planning permission should be brought forward within the context of a Masterplan for Warwick Castle. This will be a positive strategy for the conservation and enjoyment of the historic environment.

Warwick Racecourse and St Mary's Lands

- 3.140 Warwick Racecourse and St Mary's Lands provides an important recreation, leisure and entertainment facility. Given the role of the Racecourse and St Mary's Lands in the local economy and community, the ongoing vitality and viability of this facility is supported. However, the Racecourse and St Mary's Lands lies within the Warwick Conservation Area, the main stand is a Grade II Listed Building and includes an area rich in biodiversity, designated as a Potential Local Wildlife Site. This area is important in the setting of

Warwick and provides open spaces close to the Town Centre which is well used and appreciated by those who live and work in the Town.

3.141 In this context, any development will need to be sensitive to the heritage assets, the setting of the town, the ongoing enjoyment of the area for recreational purposes and the need to maintain local habitats and biodiversity.

3.142 The Council will therefore work with the operators of the Racecourse to bring forward a Masterplan for the area which;

- ensures the ongoing vitality and viability of the Racecourse;
- protects and enhances the significance of the Listed Building and Conservation Area and their setting;
- retains the land for public recreation;
- protects and enhances biodiversity within the Racecourse as well as links to the open countryside and other areas; and
- restricts uses to those associated with visitor accommodation, recreation, leisure and horse racing

References for Culture Leisure and Tourism

- Warwick District Arts Strategy
- National Planning Policy Framework

Major Sites in the Economy

3.143 The district has a number of long established major sites which have a unique and important role in the District's economy. The Local Plan seeks to support the role that these sites play in the local economy at the same time as ensuring this is carefully balanced against the impacts of development.

3.144 Where these major sites are in the Green Belt, it is accepted that some development may be necessary where it would support the long term future of the site, securing jobs and bringing benefits to the wider economy.

MS1 University of Warwick

Development at the University of Warwick will be permitted in line with an approved

- 3.145 The Council acknowledges the important role of the University of Warwick in the local economy and as an institution of Higher Education of international importance. Founded in 1965 on land gifted by the Councils of Coventry and Warwickshire, the majority of development to date has been on the Coventry side of the boundary. The current Masterplan was approved in 2009 and the University plans to update this during the plan period to set out its future vision.
- 3.146 Within the District's boundary, development has been to meet the residential needs of the university. In the past this has involved a recognition that development in the Green Belt will be necessary to allow the university to expand. The predominantly built up nature of the area currently known as Central Campus West means that this land is no longer appropriate for retention in the Green Belt. Any further development into the Green Belt proposed through any future Masterplan will need to be carefully considered as part of the long term plan for the University across the two local authority areas.

MS2: Major Sites in the Green Belt

Development at existing sites in the Green Belt will be restricted to the limited infilling and redevelopment of previously developed land and will be assessed in accordance with national planning policy.

In the case of the Former Honiley Airfield, Stoneleigh Park, and Stoneleigh Deer Park, there may be very special circumstances to justify further development (within the boundary identified on the Policies Map).

Where this can be demonstrated, proposals should be brought forward in line with an approved Masterplan or Development Brief which demonstrates that the openness and the purposes for including the land in the Green Belt is retained, and which complies with other relevant policies in this Plan.

In the case of the Former Honiley Airfield the range of uses on the site will be restricted to the automotive and motorsport industries and employment associated with these sectors.

Explanation

- 3.147 National planning policy allows limited infilling or partial or complete redevelopment of previously developed sites within the Green Belt whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development

3.148 However the Council recognises that the sites identified in the above policy have a unique and important role in delivering the objectives of the Strategic Economic Plan and in the local and sub regional economy. It is considered that whilst these sites fulfil an important role in maintaining the openness of the Green Belt and should be retained within it there may be very special circumstances to justify further development within the boundaries identified on the policies map. These are set out in detail below.

Former Honiley Airfield

- 3.149 The former military airfield has been used for a variety of aeronautical and automotive uses since the 1950s and most recently for vehicle testing and research and design associated with the automotive industry. It is unique in allowing the co-location of research and development facilities together with a test track for off road testing.
- 3.150 The site has planning permission for the development of an advanced engineering research and development campus for the automotive and motorsport industries including the provision of a new access and roundabout taking traffic away from the existing access on Oldwich Lane East.
- 3.151 The site has an important role in delivering the aims of the Coventry and Warwickshire Local Enterprise Partnership (CWLEP) in relation to the growth of advanced manufacturing particularly in the long term through the implementation of the planning permission. Funding has been agreed through the City Deal to secure the delivery of the access and traffic proposals set out in the planning permission. . Further investment is proposed through the SEP to undertake a utilities upgrade to ensure the site is attractive to companies wishing to relocate.
- 3.152 The Council acknowledges the site's importance to the sub regional economy and is supportive of the approved proposals in the context of the unique role of the site. It is also recognised that the delivery of the planning permission may provide benefits to the wider community such as noise attenuation. However, it is important that redevelopment of the site is carefully managed in the context of the site's sensitive rural location in the Green Belt. This is particularly with regard to the sites limited access to the strategic road network and potential impact of the activities on neighbouring residential communities. It is therefore unlikely than any proposals to extend the range of uses beyond that in the planning permission which are restricted to automotive and motorsport uses would be acceptable.
- 3.153 In addition to the permission it is recognised that some small scale development may be necessary adjacent to the test track to assist in its operations, however the Council will ensure in assessing any proposals that the openness of the Green Belt is maintained.
- 3.154 The boundary identified on the proposals map reflects the approved planning unit and defines the areas the Council considers is acceptable for limited development and

infilling. This recognises that some of the approved development is located on woodland rather than previously developed land.

Stoneleigh Park

- 3.155 Stoneleigh Park is a unique facility within the Green Belt which is home to the headquarters of the Royal Agricultural Society for England (RASE) and a number of other agricultural and countryside organisations. The park hosts a wide range of shows and events showcasing rural activities and businesses from across the country and as such is an established part of the rural economy both locally and nationally.
- 3.156 A long term Masterplan for the park has been set out to develop the site as a rural innovation science park with an emphasis on sustainability, the environment, agriculture, equine activities, forestry, and rural businesses. Outline Planning Permission was granted in November 2012 for the redevelopment and reuse of buildings at Stoneleigh Park to realise this Masterplan over the next 15 year period. It is intended that the site will evolve into a national hub for rural and sustainability research and equine activities, providing the opportunity for the clustering of businesses relating to these activities.
- 3.157 It is recognised that the delivery of the long term plan is therefore likely to bring significant economic benefits for the local area. The Council supports the unique role of the Park and the delivery of the Masterplan to secure its long term future. A wider range of uses have been permitted on the site than previously allowed to assist this.
- 3.158 It is accepted that there may be a need to revisit this Masterplan in the future during the plan period. It is important that future development is carefully planned and guided in the context of the Parks sensitive location in the Green Belt, adjacent to two Listed Historic Parks, and its relationship to the village of Stoneleigh. The land at Stoneleigh Park continues to fulfil an important function in maintaining the openness of the Green Belt. Therefore any future updates to the Masterplan will need to be assessed in terms of the proposed intensity of development and mix of uses.
- 3.159 It is recognised that some of the land proposed for development through the Masterplan does not fall under the definition of previously developed land. This policy therefore defines the boundary, in line with the planning permission, which reflects the area the Council believes is appropriate for redevelopment of the Park.
- 3.160 It is recognised that the need to safeguard land for HS2 (policy NE6) may impact on the delivery of the Masterplan.

Stoneleigh Business Park

- 3.161 Now the site of Abbey Business Park it has been used for a range of uses over the years including a Military hospital during the Second World War. It lies within Stoneleigh Deer Park which is designated as a Grade II Historic Park.

3.162 Since outline planning permission was granted for an office Masterplan in 2002 the site has been subject to phased redevelopment which has included the development of a new headquarters facility for the British Horse Society. A revised Masterplan has recently been granted permission to include demolition of the remaining World War II hospital huts for new office space.

3.163 The redevelopment of the site has been carefully managed in the context of the historic parkland setting and it continues to fulfil an important role in the Green Belt. The Council supports the continued use of the site but considers that development beyond that approved is unlikely to be appropriate.

Other Major Sites in the Green Belt

3.164 Development at other major sites will be restricted to limited infilling and redevelopment of previously developed land and will be assessed in accordance with national planning policy.

References

- National Planning Policy Framework

4 Housing

Overarching Policy H0: Housing

To ensure the District has the right amount, quality and mix of housing to meet future needs this Plan will:

- a) provide in full for the Objectively Assessed Need for housing in the District;
- b) ensure new housing development is in locations which enable sustainable lifestyles, protect the aspects of the District that are most highly valued and which, where appropriate, support and regenerate existing communities; and
- c) ensure new housing delivers the quality and mix of homes needed in the District including affordable homes, a mix of homes to meet identified needs (including homes that are suitable for older and vulnerable people) and sites for gypsies and travellers.

Explanation

- 4.1 Housing is a basic human requirement and its quality, availability and affordability are crucial for a good quality of life. Maintaining a supply of decent homes that can meet the needs of all in a good quality environment is fundamental to maintaining strong, healthy communities and a sustainable and growing economy.
- 4.2 This not only applies to the quantity of housing but also to ensuring that new housing is developed in the most appropriate locations and provides for the differing needs of people, including house sizes, house tenures and accommodation adapted for specific groups within the community.
- 4.3 Nationally the population is growing and locally it is expected to grow to 161,594 in 2031 (from 137,736 at the time of the 2011 Census). To meet the housing needs of this growing, and ageing, population this Plan must identify sites for a range of housing in suitable locations which can offer the necessary community facilities along with good access to jobs, key services and infrastructure. The homes must also be of the right types, sizes and tenures to meet the needs of the projected household types and be located in safe, attractive and sustainable environments.
- 4.4 Warwick District is a popular place in which to live and as a result house prices are amongst the highest in the West Midlands region. Many households are unable to afford decent housing without subsidies. This Plan must, therefore, include measures to help meet the needs of those who are unable to afford to rent or buy homes on the open market.

- 4.5 The Council recognises that allocating sites for new housing brings with it some difficult decisions. These include balancing the need for housing with the need to protect the District's most valuable assets and at the same time ensuring that new development, and existing communities, will be served by suitable infrastructure provision which enables communities to thrive. This section of the Local Plan therefore seeks to ensure that these competing issues are addressed effectively in promoting and deciding on housing proposals.

New Housing

H1 Directing New Housing

1. Housing development will be permitted in the following circumstances:
 - a) Within the Urban Areas, as identified below and on the Policies Map;
 - b) within the Growth Villages and Limited Infill Villages, as identified below and on the Policies Map;
 - c) in the open countryside; where:
 - I. the development is for rural affordable housing, in accordance with Policy H3;
 - II. the development is for a rural worker in accordance with Policy H12;
 - III. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - IV. the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or
 - V. the design of the dwelling is of very exceptional quality or innovative nature
2. Housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/ or locality and respects surrounding buildings in terms of scale, height, form and massing.

Explanation

- 4.6 The Development Strategy of this Plan directs most new housing development towards the urban areas. These are the most sustainable locations where there is an existing wide range of services and facilities including schools, shops, cultural and recreational facilities as well as jobs and transport facilities. These locations also provide the best opportunities for developing new, and expanding existing, infrastructure to meet the

needs of new development. The urban areas are identified on the Policies Map and are listed below.

Urban Areas
Royal Leamington Spa
Warwick
Kenilworth
Whitnash

4.7 The Development Strategy also recognises the value of directing some growth to those villages which have a reasonable range of services and facilities. The Settlement Hierarchy Report 2014 identifies Growth Villages as being the most suitable for housing growth according to a range of sustainability indicators. New housing development in these villages will provide the opportunity for newly-forming households to stay in the area and for existing households to move house as their circumstances change. It will also provide for affordable housing and help to support existing services and facilities. The Limited Infill Villages are identified as having a lower level of services and facilities but limited infill development in these villages will help to deliver a wider choice of housing and help to support services in any nearby Growth Villages.

Growth Villages	Limited Infill Villages
Baginton	Ashow
Barford	Baddesley Clinton
Bishop's Tachbrook	Beausale
Burton Green	Bubbenhall
Cubbington	Chessetts Wood
Hampton Magna	Eathorpe
Hatton Park	Hampton-on-the-Hill
Kingswood	Haseley Knob
Leek Wootton	Hatton Green
Radford Semele	Hatton Station
	Hill wootton
	Lapworth
	Little Shrewley
	Lowsonford
	Norton Lindsey
	Offchurch
	Old Milverton
	Rowington
	Rowington Green
	Sherbourne
	Shrewley Common
	Stoneleigh
	Wasperton
	Weston-under-Wetherley

4.8 In the case of Limited Infill Villages which are included within the Green Belt, the type and scale of development will be more limited. In line with national Green Belt policy, appropriate development includes rural affordable housing, limited infill development,

the re-use of buildings; the redevelopment or partial redevelopment of previously-developed land and replacement dwellings.

- 4.9 New housing development in the open countryside will only be permitted for rural affordable housing, rural workers' dwellings, replacement dwellings and other developments outlined in national planning policy. Where a new home of a design of exceptional quality or innovative nature is proposed the Council will only grant consent where the proposals are truly outstanding.
- 4.10 There is a limited supply of vacant, urban brownfield land in the District at any one time due to the fact that when sites become available, or vacant, they are relatively quickly redeveloped and re-used. However, windfall sites play an important role in the supply of housing in the District and these are expected to continue to come forward. Development on infill sites on greenfield land will only be permitted following a strict assessment against policies aimed at protecting the District's green and open spaces for recreation, biodiversity, or landscape quality.

Inclusive and Mixed Communities

H2 Affordable Housing

Residential development on the following sites will not be permitted unless provision is made for a minimum of 40% affordable housing to meet local needs :

- a) within the urban areas, sites of 10 or more dwellings, or 0.3 hectares or more in area irrespective of the number of dwellings; and
- b) within the rural areas, sites of 5 or more dwellings, or 0.17 hectares in area irrespective of the number of dwellings

The form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. The viability of the development will be a consideration in such negotiations. Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles: -

- I. the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two;
- II. the sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment and, where appropriate, by other local needs surveys and information;
- III. the accommodation provided will be genuinely available to those households who have been identified as being in housing need;

- IV. the affordable housing will be well integrated into the overall scheme along with the market housing with consistent qualities of materials, design and open spaces;
- V. the affordable housing will normally be provided through the involvement of a Registered Provider (of social housing) who is either a Preferred Partner of the Council or who has otherwise been approved in writing by the Council;
- VI. the affordable housing will be built within an agreed timescale; and
- VII. the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need.

The Council will, in exceptional circumstances, accept contributions of equivalent value in lieu of on-site delivery. Such contributions could include money, land or off-site provision of affordable homes. In such cases, the developer will be required to demonstrate why on-site delivery is not practical and/or viable.

Explanation

- 4.11 National planning policy is clear that Local Plans should meet the full, objectively assessed need for both market and affordable housing in the housing market area. The Coventry and Warwickshire Joint Strategic Housing Market Assessment 2013 (Joint SHMA 2013) included an assessment of affordable housing need in each local authority area. In Warwick District, the need was assessed to be 268 new affordable homes each year between 2013 and 2031. This is equivalent to a total of 4,288 homes, or 37% of the total, to be provided over the remaining plan period.
- 4.12 The seriousness of the affordability problem in the District is demonstrated by comparisons with other authorities in the Housing Market Area. The Joint SHMA 2013 shows that purchase prices for entry-level homes of all sizes (except 3-bed homes) were highest, or equal highest, in Warwick District compared with all the other local authorities in the Housing Market Area. The study also shows that entry-level private rents were highest for all sizes of homes and that the income required to purchase or privately rent an entry-level home, without subsidy, was also the highest of all local authorities in the Housing Market Area. The study estimated that 46.1% of households in the District were unable to afford market housing without subsidy in 2013.
- 4.13 The Council pro-actively explores different ways of addressing the need for affordable housing through innovative arrangements with partner organisations both to optimise the use of the existing stock and to maximise opportunities for new building. Furthermore, following recent housing finance reforms the Council, in its capacity as a major landlord, has a healthy business plan and is capable of building/acquiring new affordable housing. Nevertheless, the need for 268 affordable homes per annum is a challenging figure to meet and a large proportion will need to be provided on private development sites under this policy. This arrangement will also contribute towards the

creation of sustainable, inclusive and mixed communities and a wide choice of housing on new development sites.

4.14 The objective of this policy is therefore to provide a deliverable framework within which affordable housing can be secured from new development in the District in accordance with national planning policy and responding to local identified needs. It will help the District bridge the gap between the supply of affordable housing and the identified housing need. The policy is applied to all developments of self-contained units of accommodation.

4.15 The target percentage provision of 40% and the site size thresholds are based on evidence of viability from the Affordable Housing Viability Assessment (2011) and the follow-up Addendum (2012)..

4.16 For the operation of this policy, a number of matters need to be defined and these are set out below.

Urban and rural areas

4.17 For the purposes of this policy, urban and rural areas are identified on the Policies Map

Thresholds

4.18 The Council will have regard to the whole development site in applying the site size threshold, regardless of whether applicants seek to subdivide, fragment or phase proposals.

Defining affordable housing

4.19 The definition of affordable housing which is applied in this policy will be the definition as set out in national planning policy.

4.20 This housing must also, by definition, be affordable and available to those in housing need. The rents of social rented homes are determined by the Target Rent Formula. The Council will make recommendations, for each individual scheme, on the rent levels of affordable rented homes and on the costs of shared equity homes based on levels which are affordable to those on average household incomes without the need to rely on Housing Benefits. Housing will be allocated to households in housing need from the Council's "Home Choice" Choice Based Lettings System (or any successor system) for the first, and any subsequent, lets.

4.21 Where practicable, the Council will ensure that the homes remain affordable in perpetuity. This will not be possible for shared ownership homes or for some homes which are grant funded by the Homes and Communities Agency.

4.22 The Council will support the provision of Supported Housing in lieu of general affordable housing as part of, or all, the affordable housing provision provided that there is

evidence of need and that satisfactory funding and management arrangements are in place.

- 4.23 The Council wishes to ensure that new affordable homes are well integrated into development sites, rather than concentrated into one part of the site. This will encourage inclusive and mixed communities. Further, the Council will seek to ensure that the homes are of equivalent standards to the market homes in terms of design quality; that they include systems for the provision of affordable and energy efficient heating, lighting and water and that the homes include sufficient space standards for the numbers of occupiers.

Delivering affordable homes

- 4.24 The Council currently recognises a number of Registered Providers as Preferred Partners for the delivery of affordable housing in the District. These Registered Providers have a good track record of providing, and managing, affordable homes in the District to a high standard. The Preferred Partner approach allows for an appropriate degree of competitiveness for available sites whilst ensuring that any new affordable housing in the District is able to meet the Council's requirements in terms of addressing strategic needs, maintaining sustainable long-term management arrangements for the properties and providing high standards of customer service for residents.
- 4.25 The exact nature of these arrangements is reviewed from time to time and the list of Preferred Partners is also subject to change. However, an up-to-date list is always available from the Council's Housing Strategy or Planning Policy Teams.

Commuted sums for affordable housing and off-site provision

- 4.26 In the majority of cases, the Council will require that affordable housing is provided on-site as an integral part of the development. This is because of the difficulty in identifying and acquiring sites for affordable housing and also because the integration of affordable and market homes leads to more mixed and balanced communities.
- 4.27 There may, however, be instances where the location, setting or characteristics of the development are not compatible with delivering the type of affordable housing required. In such cases the Council and the developer may jointly agree either, or a combination, of the following:
- a) an alternative site, to be provided by the developer, for the provision of affordable housing; and/or
 - b) a financial contribution which is of broadly equivalent value to the cost to the developer of providing the affordable homes on-site.

Further guidance

- 4.28 The Council takes very seriously the need to deliver more affordable housing across the District. It will closely monitor the delivery of affordable housing and will consider whether further refinements to this policy need to be considered to deliver affordable housing to meet local needs. It will be working closely with house builders, partner Registered Providers and the Homes and Communities Agency as it does so, and will review the adopted Supplementary Planning Document where this would help clarify policy and deliver affordable housing.

H3 Affordable Housing on Rural Exception Sites

The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:

- a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way;
- b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and
- c) the following principles are established:
 - I. all of the housing provided will, where possible, be for exclusive occupation by people with a demonstrable need to be housed in the locality;
 - II. the type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment; and
 - III. such housing will be available, both initially and for subsequent occupancy, only to those with a demonstrable need and, first and foremost, to those with a need to be housed in the locality.

Outline planning applications will not be encouraged for such proposals. Detailed permission will be valid for two years from the date of the decision and will expire if development has not commenced within this period.

In locations outside of the Green Belt, the Council will consider the cross-subsidisation of the affordable homes with some market homes provided that::

- a) the number of market homes is the minimum necessary to deliver the affordable housing and, in all cases, is no more than 40% of the total number of homes;
- b) the size and type of the market homes meet a local need as evidenced in a parish or village housing needs assessment; and
- c) a development appraisal is provided to the Council as supporting evidence.

Explanation

- 4.29 It is widely recognised that there is a need within rural areas to provide affordable housing to meet local needs. This is important to sustain rural economies and allow those working in rural areas, or those with strong family links to rural communities, to live there.
- 4.30 National planning policy recognises this need and the difficulty in providing adequate and affordable land to meet this need. It allows local authorities, within certain guidelines, to permit housing in rural areas in locations that would not normally be released for housing. Such sites are released as an exception to normal planning policy, and as such are known as 'rural exception' sites.
- 4.31 The objective of this policy is to set out the circumstances under which the Council would permit the development of affordable housing to meet local needs in rural areas. In view of the objectives within this Plan to protect and enhance the natural environment, meet the housing needs of the whole community and support the diversification of the rural economy, it is important that an appropriate framework is in place to guide any decisions on 'rural exception' sites.
- 4.32 An essential element of any justification for allowing housing under this policy is a clear demonstration of housing need. A proposal will be expected to be accompanied by an up-to-date local housing needs survey which identifies:
- the types, sizes and tenures of homes which are needed;
 - that the prospective occupiers identified in the housing needs assessment can demonstrate a strong local connection as evidenced by birth, long term residence, employment or family connection (in cases where there is a need to live close to family for support); and
 - the community whose needs the housing will meet - this should normally be the parish or village within which the proposal is to be located, but may also include neighbouring parishes where relevant.
- 4.33 The shelf life of a local housing needs assessment is normally 5 years. However, if there have been any changes within the parish, such as new housing developments, there may be a need to carry out a new survey. If a survey is nearing the end of its shelf life, the Council may recommend that a new one is carried out to evidence a rural exception housing scheme.
- 4.34 For the purposes of this policy, a suitable location for rural affordable housing is defined as a settlement having at least one basic service such as a shop, school, place of worship, public house or community facility. Where a proposal is made under this policy

in a location which does not have any of these basic facilities, a very strong justification will be required as to why affordable housing is appropriate.

- 4.35 Since rural exception housing is provided in locations which would not normally be released for development, it is important that the design of the scheme will relate well to the settlement which it is within, or adjoins. A proposal will be defined as adjoining a settlement if it abuts one of the buildings which form part of the main settlement. This building should itself abut another building, or buildings, which form part of the settlement. Where a village has a defined village envelope, as identified on the Policies Map, the proposal should be either within, or abut, the village envelope. Proposals in the open countryside will not be acceptable.
- 4.36 This policy covers all rural areas of the District. These include areas outside of the urban areas, the Growth Villages and the Limited Infill Villages. Where a proposal is located within the Green Belt, however, particular controls need to apply. Whilst national planning policy recognises that rural housing granted under this policy may be appropriate in Green Belt locations, it is important that the proposal is consistent with the function of the Green Belt by not significantly undermining one of the objectives of Green Belt land as set out in national planning policy.
- 4.37 The Council will seek to enter into a Section 106 planning agreement with the applicant to establish the principles of occupancy, tenure, housing type, availability in perpetuity and the involvement of a Registered Provider (of social housing) or a registered Charitable Trust.
- 4.38 A key purpose of the rural exception policy is to provide affordable housing in rural areas specifically to meet a need which is identified at a particular point in time. Clearly these needs, and opportunities to meet them, will change over time. For this reason, where proposals are approved under this policy, the Council will grant permission for two years only. If development has not commenced within the two year period, the approval will lapse and a fresh application will be required if the applicant wishes to develop the site.
- 4.39 Affordable housing development in rural areas may incur additional development costs such as the cost of linking up with essential services, the need for high quality materials to blend in with the setting, protecting farm access points, the provision of stock-proof fencing and providing ecological and archaeological surveys. For this reason, it can be difficult to ensure the viability of a proposal.
- 4.40 National planning policy encourages local planning authorities to consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs. The Council considers that the provision of market housing in rural exception schemes in the Green Belt would be inappropriate development. However, it may be appropriate development outside of the Green Belt

provided that the number of market homes is restricted to that which is genuinely required to render the development viable. The Council will wish to ensure that the uplift in the value of the land and the increase in developer profit are no more than is appropriate and necessary to enable the development to proceed.

H4 Securing a Mix of Housing

1. The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the District, in accordance with the latest Strategic Housing Market Assessment.

In assessing the housing mix in residential schemes the Council may take into account the following circumstances where it may not be appropriate to provide the full range of housing types and sizes in accordance with the latest Strategic Housing Market Assessment:

- a) physical constraints such as those associated with small sites of less than 5 homes and conversion schemes where the opportunities for a range of different house types are limited;
 - b) locational issues, such as highly accessible sites within or close to the town centre where larger homes and low/ medium densities may not be appropriate;
 - c) sites with severe development constraints where housing mix may impact on viability;
 - d) sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset; and
 - e) developments in rural areas, where there is an up-to-date village or parish housing needs assessment which is a more appropriate indication of housing need.
2. In the strategic sites, listed in Policy DS15, developers will be required to provide at least 10% of homes as age friendly and/or adaptable homes, the details of which should be included in the submitted proposals.

Explanation

- 4.41 National planning policy requires local planning authorities to plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community, including the elderly and people with disabilities. Local planning authorities should identify the size, type, tenure and range of housing that is required in different locations.

- 4.42 The latest Strategic Housing Market Assessment is the document which provides a clear understanding of the housing needs of an area including the need for all types of housing and the needs of different groups in the community.
- 4.43 This policy is concerned with the mix of general market housing only. Policy H2 refers to the mix of housing in respect of the affordable homes element of housing developments. Policy H5 deals with specialist housing for older people. This policy will aim to ensure that housing development sites deliver a range of (general) housing sizes and types which reflects the needs of the District over the plan period taking into account the current housing stock and the following projected demographic changes:
- higher proportions of flats/maisonettes and of detached houses than the Coventry and Warwickshire Housing Market Area, England and the West Midlands; and
 - higher proportions of 1-bed, 2-bed and 4+ homes than the Housing Market Area
 - a significantly higher proportion of privately rented homes than the Housing Market Area, England and the West Midlands
 - a projected increase in the number of people with mobility problems of about 2,900 persons over the plan period.
- 4.44 The Coventry and Warwickshire Joint Strategic Housing Market Assessment 2013 (Joint SHMA 2013) modelled demographic and household changes and the existing housing stock in order to gain an understanding of the future need for different house types up until 2031. In Warwick District, the house sizes for which there was considered to be the greatest need was 3-bed homes (40-45% of total new homes) followed by 2-bed homes (30-35% of total new homes). In general the assessment concluded that providing smaller and medium-sized properties will help to meet local needs.
- 4.45 The Council considers that it is particularly important that the strategic sites provide the full range of housing to meet the assessed need. This will provide greater opportunities for the whole community to live near their place of work in modern, energy efficient homes and to reduce out-commuting. Furthermore, modern, new-build homes on sites with a range of community facilities are popular for first-time buyers and it is the aim of national planning policy to increase the opportunities for home ownership.
- 4.46 In negotiating with developers for a mix of housing which reflects the latest assessment, the Council accepts that not all sites will be able to accommodate the full range of housing types. The Council will, therefore, take into account the nature and location of the scheme and, in particular, whether there are any genuine reasons why a mix of types cannot be delivered in practice, or would be harmful to the setting of a heritage asset. The Council does not support the need to replicate the size of homes in the vicinity of the site or the need for large homes to be provided on sites on the edge of the built up

area in order to better blend into the countryside. These issues can be dealt with by good design and layout.

- 4.47 The housing market in this District is traditionally buoyant in all sectors. Where developers are reluctant to include certain proportions of house types in residential schemes on the basis that market conditions indicate a lack of marketability, they will be required to provide robust evidence that the homes are not marketable.
- 4.48 In rural areas, developments will be expected to provide a mix of housing in accordance with a local village or parish housing needs assessment, where an up-to-date survey exists. If no such survey exists, the housing mix should reflect the District-wide assessment of need. If the scheme is able to meet all the needs identified in the village or parish assessment, the balance of homes should reflect the District-wide assessment of need.
- 4.49 The Council will produce guidance for applicants on housing need in terms of house types and sizes in the latest Strategic Housing Market Assessment .
- 4.50 The population aged over 65 in the District is expected to increase by 10,912 between 2011 and 2029. This age group is expected to comprise 51% of the total population increase in the period. A model developed by the Institute of Public Care predicts that 15% of people aged 65+ will choose to move in later life. Since 72.5% of older person households in the District are owner occupiers, many of these households will be looking for suitable homes to purchase.
- 4.51 Older people are more likely to have a longer term health or mobility problem or disability. The Coventry and Warwickshire Strategic Housing Market Assessment 2013 projected an increase of 66.3% in the number of people with mobility problems. In 2011, the national Census indicated that 22% of households in the District contained someone with a long term health problem or disability. Well-designed housing options promote improved health by reducing falls and fractures which will, in turn, lessen the demand for care services. Therefore, in order to help meet the general (market) housing needs of this sector of the population, the Council will require at least 10% of homes on the strategic urban extension sites to be built as age friendly and/ or adaptable homes such as bungalows, homes built to Lifetime Homes Standards or other adaptable homes. This will provide homes for older people who wish to move in later life and provide them with greater opportunities for remaining healthy and independent for longer.

H5 Specialist Housing for Older People

Planning permission for specialist housing for older people will be granted where:

- a) the site is in close proximity to shops, amenities and public transport; and
- b) it can be demonstrated that satisfactory Primary Health Care services to serve the

residents of the development will be available within reasonable proximity; and

- c) the development makes a positive contribution towards meeting the identified need for specialist housing for older people as identified in the latest Strategic Housing Market Assessment and as agreed by Warwickshire County Council (as the provider of Adult Social Care).

Explanation

- 4.52 National planning policy requires local planning authorities to plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community, including older people and people with disabilities. Local planning authorities should identify the size, type, tenure and range of housing that is required in different locations.
- 4.53 The population aged over 75 is projected to increase from 11,228 persons in 2011 to 18,554 persons in 2029, an increase of 65% over the plan period. In 2011, a total of 6,103 persons were aged 75+, living alone and with a life-limiting long term illness. This group provides a core of particularly vulnerable people for whom specialist housing with care may be appropriate.
- 4.54 The Council recognises the fact that there is likely to be an increase in demand for housing with care for this age group over the plan period. Traditionally, specialist accommodation for older people has consisted of sheltered accommodation, residential homes and nursing homes. A new model of specialist housing, Extra Care Housing, provides for a more flexible form of care which allows for a greater degree of independence and a lower likelihood for the need for more intensive forms of support. The Coventry & Warwickshire Joint Strategic Housing Market Assessment 2013 (Joint SHMA 2013) and Warwickshire County Council's Adult Social Care Services estimate that the future need for specialist housing for older people can be met largely by Extra Care Housing schemes.
- 4.55 Estimates of the need for Extra Care Housing are likely to change over the plan period. The Joint SHMA 2013 includes data which suggests a need for 2,319 units (gross) over the plan period of which 25% would need to be provided as an affordable tenure. This level of need is estimated on the basis that no Extra Care Housing existed at 2011. The net need, taking into account committed and completed Extra Care Housing schemes between 2011 and 2014, was 1,800 units.
- 4.56 Extra Care Housing provides for people with varying levels of care needs. Some occupiers will require help with housekeeping only, whilst others will require a more personal level of care. These schemes, therefore, will need to be located in areas with good access to local services and public transport to suit those with more independent lifestyles. The Council will encourage the provision of Extra Care Housing schemes on the strategic sites, particularly where they are located close to community facilities.

- 4.57 In determining planning applications for all types of specialist housing for older people, the Council will give particular consideration to the provision for Primary Health Care facilities and will consult with the appropriate health service provider. This is because older people account for a large proportion of GP appointments. There is, therefore, a clear need for adequate, accessible GP services in the locality.
- 4.58 The Council will consider how a proposed scheme contributes towards the identified need for accommodation for older people in the District. This will include consideration of the type and tenure of the accommodation in relation to past provision and future needs. The Council will monitor the provision of accommodation for older people and may refuse permission if the scheme does not meet projected needs. Warwick District Council is a popular location for different models of specialist housing for older people and whilst there is a clearly identified need for this type of housing, the supply of housing land is limited and care is required to ensure that a significant over-provision is not made at the expense of general housing.
- 4.59 In accordance with national planning guidance, housing provided for older people, including residential institutions in Use Class C2, are counted towards the housing requirement. The Council's approach follows that agreed by the local planning authorities in the Housing Market Area.

H6 Houses in Multiple Occupation and Student Accommodation

Planning permission will only be granted for Houses in Multiple Occupation, including student accommodation, where:

- a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100 metre radius of the application site does not exceed 10% of total dwelling units;
- b) the application site is within 400 metres walking distance of a bus stop; and
- c) adequate provision is made for the storage of refuse containers whereby -
 - the containers are not visible from an area accessible by the general public, and
 - the containers can be moved to the collection point along an external route only

Exceptions to a) may be made where the application site is located:

- I. on the campus of the University of Warwick or Warwickshire College or;
- II. on a main thorough fare in a mixed use area where the proposal would not lead to an increase in activity along nearby residential streets (for example, by way of pedestrian movements between the application site and the town centre or car parking)

Exceptions to c) may be made if alternative arrangements for the storage and movement of containers are agreed in writing by the Council's Contract Services section.

Explanation

- 4.60 National planning policy includes the aim to "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". Further, planning should "enhance and improve the places in which people live their lives". National planning policy also supports the need to make places better for people. This includes "safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion".
- 4.61 The recent increase in the number of Houses in Multiple Occupation (HMO's) in Royal Leamington Spa has led to a fall in the standards of amenity experienced by residents in parts of the town where HMO's have concentrated. This is largely a result of:
- a relatively large proportion of young, single people with student lifestyles which conflict with the lifestyles of more settled residents; and
 - a relatively large proportion of privately rented accommodation, with short term tenancies, which often leads to a lower standard of upkeep of property and the loss of a sense of belonging within the community.
- 4.62 About 81% of HMOs in the District comprise of accommodation for students, most of whom attend the University of Warwick in Coventry. The areas around central and south Royal Leamington Spa have the greatest concentrations of HMOs. These areas are popular with students and young people because the town centre provides a good range of facilities for young people and a thriving evening economy. In addition, the housing stock lends itself well to the provision of shared houses and flats. However, one of the main problems for more settled residents living in these areas is the anti-social behaviour in the streets in the early hours of the morning as young people return from the pubs and clubs, often on mid-week mornings. Other issues include noise from neighbouring properties, poor attendance to waste storage, increased burglaries, increased street parking, and poor property maintenance. The University and the Council work together to resolve these issues, but the Council is firmly of the view that restricting further concentrations of HMOs will help prevent a worsening of the situation.
- 4.63 In response to concerns by residents the Council agreed an Article 4 Direction in April 2012 the purpose of which was to remove permitted development rights, in Royal Leamington Spa only, for a change of use from a single dwelling to a small HMO (uses class C4). The need for planning permission would enable the Council to control further concentrations of small HMOs since nearly 81% of HMOs in the District comprised shared houses (use class C4).

- 4.64 The purpose of this policy is to control the location of new HMOs in order to prevent these uses from concentrating in certain areas. It is not the intention of the policy to restrict further growth in HMOs. The Council recognises the importance of HMOs and the private rented sector generally in the housing stock but seeks to ensure that the amenity of more settled residents is not compromised. The policy also aims to ensure that there is satisfactory provision for the storage of waste, since a house occupied as an HMO generates more waste than a family or couple. In addition, the policy also aims to ensure that new HMOs are within reasonable walking distance of a bus stop because access to public transport is essential for most University of Warwick students due to the restrictive parking arrangements on campus.
- 4.65 The policy makes exceptions to the application of the 100 metre radius test to allow for HMOs or student accommodation in areas which would not impact on existing residential areas. Since one of the main problems is anti-social behaviour and noise on routes home from the town centre, these criteria are intended to allow HMOs in locations where residential areas would not be affected. Main thoroughfares will normally be defined as A and B roads and mixed use areas are defined as areas with a predominance of non-residential uses.
- 4.66 The Council supports the provision of student accommodation on the University campus which falls within Warwick District. The number of full-time University students increased by 29% in the five years up to 2011/12. A large proportion of this increase has been in international students who are more likely to prefer purpose-built accommodation. Approximately 225 flats for students, along with some flats for staff and visitors, received planning permission in 2009 as part of the University's Master Plan. Of these, 59 have been completed and the remainder are expected to be built in the first phase of the plan period. An additional 4,440 sq. m. of existing student accommodation is the subject of an application for redevelopment & replacement. The Local Plan allows for further expansion of the University within Warwick District and this is likely to include further accommodation for students.

H7 Meeting the Accommodation Needs of Gypsies and Travellers

The Council will produce a Development Plan Document (DPD) which 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 a period of 15 years (25 of which should be within the first 5 years). Monitoring of such sites will inform future requirements.

The Council will support Warwickshire County Council in its proposal to provide one stopping place in the north of the County and one in the south, to meet the transit needs of the whole of Warwickshire

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

Explanation

- 4.67 The Gypsy & Traveller Accommodation Assessment (GTAA), (November 2013) defined this Council's permanent need as 31 pitches over a 15 year period. 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, with the remainder being found over the following ten year period.
- 4.68 In addition, the GTAA found a need for 12 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 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.
- 4.69 Government advice suggests that a site size of between 5 and 15 pitches is the most appropriate in order to ensure the successful management of the site. 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.
- 4.70 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.

H8 New Gypsy and Traveller Sites

Applications for new Gypsy and Traveller sites will be approved provided that:

- a) the site is within reasonable distance of schools, GP surgeries, dentists, hospitals, shops and community facilities;
- b) the site has good access to the major road network;
- c) the site is of a suitable size to accommodate between 5 and 10 pitches for permanent sites or 12 pitches for temporary sites;
- d) it can be demonstrated that infrastructure requirements can be adequately met;

and

- e) there is potential for the site to be adequately screened.

Explanation

- 4.71 The criteria in Policy H8 will be used together with the other relevant policies of this plan to assess suitability and deliverability when planning applications are decided. It is recognised however that there are unlikely to be sites which would meet every one of these criteria. A 'best fit' approach will therefore be adopted

H9 Compulsory Purchase of Land for Gypsy and Traveller Sites

The Council will consider using Compulsory Purchase powers to acquire sites for Gypsies and Travellers if an insufficient number of sites come forward with the support of the landowners.

This will only be considered as a last resort if all efforts have failed to deliver the planned requirement

Explanation

- 4.72 The Council originally examined its own landholdings to identify any potentially acceptable sites which would provide the opportunity to deliver a number of pitches quickly and overcome the historic backlog. This search proved fruitless since the Council is not a major landowner and the majority of land remaining within the ownership of the Council comprises small pockets of protected urban green spaces and parks fully utilised by local communities.
- 4.73 Working in collaboration, Warwickshire County Council has also searched its land holdings for any land which it holds in Warwick District and which could be suitable
- 4.74 There is considerable reticence on the part of private landowners to release land for gypsy and traveller sites. The Council takes its responsibilities toward all its communities seriously and it is therefore the intention of the Council to consider using Compulsory Purchase powers to acquire sites if suitable sites are identified but the landowners will not agree to release the land.

Rural Housing

H10 Bringing forward Allocated Sites in the Growth Villages

Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where the proposals are in accordance with the following criteria:

- a) the design, layout and scale of development is established through a collaborative approach to design and development, involving District and Parish Councils,

Neighbourhood Plan Teams, local residents and other stakeholders;

- b) the housing mix of schemes reflects any up to date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in the absence of a local Housing Needs Assessment, the scheme reflects the needs of the District as set out in the latest Strategic Housing Market Assessment; and
- c) on sites allocated for 50 or more dwellings, the proposals include a phasing strategy whereby the homes are delivered across the plan period in phases of no more than 50 dwellings at a time over a period of 5 years, starting from the date the development commences on site.

Explanation

4.75 This Plan's focus for housing growth in the rural area is within the District's most sustainable villages, or Growth Villages. These Growth Villages are identified in the Council's Settlement Hierarchy Report (2014) as those settlements with the highest overall settlement scores, taking into consideration the availability of local services and facilities as well as accessibility to larger locations.

4.76 New housing development in the Growth Villages provides greater opportunities for younger households to settle in villages and existing households to move as their circumstances change. There will also be the opportunity to provide additional affordable housing and support existing shops and services.

It is recognised that the District's villages are highly sought after locations for housing and that many sites are likely to come forward in the early stages of the Local Plan. In order to avoid the village growth allocations being exhausted within the first few years of the Local Plan, and to support the social cohesion of these smaller settlements, the Council will require larger sites to be delivered in phases of not more than 50 dwellings. Thus, where sites are allocated for 50 or more dwellings, applications for planning permission will be required to include a phasing schedule setting out the phased timescale for delivery over the plan period. Each phase will include a timescale of not more than 5 years, starting at the commencement date of the development. This will allow development to come forward throughout the plan period in a balanced manner to meet often changing local housing needs. It will also help focus development attention on the regeneration of brownfield sites and the strategic growth allocations in the Local Plan.

H11 Limited Village Infill Housing Development in the Green Belt

Limited village infill housing development in the Green Belt will be permitted where the site is located within a Limited Infill Village and the following criteria are satisfied:

- a) the development is for no more than 2 dwellings;
- b) the development comprises the infilling of a small gap fronting the public highway between an otherwise largely uninterrupted built up frontage, which is visible as part of the street scene; and
- c) the site does not form an important part of the integrity of the village, the loss of which would have a harmful impact upon the local character and distinctiveness of the area.

Explanation

- 4.77 National planning policy recognises limited infilling in villages as appropriate development in the Green Belt. The purpose of this policy is to clarify what the Council considers to be “limited infilling” in the context of the District’s Green Belt.
- 4.78 A number of smaller villages in Warwick District are “washed over” by Green Belt. These villages are, in many cases, quite open in character with limited facilities such as a church and a public house. They play an important part in the overall structure and purpose of the Green Belt, particularly with regard to openness.
- 4.79 The Council’s approach to limited infilling is to allow very small developments within settlement boundaries where sites are appropriately located along street frontages and where the development does not have a harmful impact on the integrity and character of the village.

H12 Housing for Rural Workers

Permanent housing for rural workers in the open countryside will be permitted where applicants can demonstrate that there is an essential need to live permanently at or near their place of work. In assessing this need, the Council will take into account whether:

- a) there is a clear functional need for the person to be readily available on the site at most times;
- b) the worker is fully or primarily employed on the site to which the proposal relates;
- c) the business is financially sound and has a clear prospect of remaining so;
- d) the dwelling sought is of an appropriate size commensurate with the established functional requirement; and
- e) the need cannot be met by an existing dwelling on the unit, or by other existing accommodation in the area.

Where there is insufficient evidence of the financial soundness of a business, for example in the case of a new rural enterprise, temporary permission may be granted for a period of 3

years provided that criteria a), b), d) and e) in this policy are met.

Explanation

- 4.80 The purpose of this policy is to set out the circumstances whereby a new home can be built in the open countryside to meet the essential need for a rural worker to live on, or close to, the business unit where they are employed. The open countryside is defined as areas other than the Urban Areas, the Growth Villages and the Limited Infill Villages.
- 4.81 Providing suitable homes for rural workers is one of the few circumstances where isolated housing in the countryside may be acceptable. In view of the exceptional circumstances whereby housing is permitted, it is important that proper controls are placed upon, firstly, the essential need for the dwelling, and secondly, the financial viability of the enterprise. The objective of this policy is to provide the framework within which such proposals will be considered.
- 4.82 For the purposes of this policy, rural workers are defined as workers engaged full-time in farming, forestry or any other rural-based enterprise. The essential need for the dwelling can be determined if it is essential for the proper running of the enterprise for one or more workers to be readily available at most times, both during the day and at night. The financial viability can be established if the unit has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so. The Council may wish to see financial information to support any such claim as part of an application.
- 4.83 Dwellings proposed under this policy will be expected to be of a size commensurate with the function of the enterprise. It is the requirement of the enterprise rather than the owner that is relevant to determining whether the size of a proposed dwelling is appropriate. The gross maximum permitted size for such a dwelling, including garaging, will normally be 140 sq. m (1,500 sq. ft) in area.
- 4.84 Where a dwelling is granted under this policy, an appropriate condition (or legal agreement) restricting occupancy will be required to ensure that the dwelling remains for the purpose for which it was built and that a functional relationship exists between the unit and the enterprise with which it is associated. The granting of any workers dwelling primarily on the grounds of providing security will not be permitted.
- 4.85 The above principles will be applied particularly carefully in relation to small, intensive enterprises, such as horticultural or equestrian activities, since these can change relatively easily to other uses which may not require a worker's dwelling on site.

H13 Replacement Dwellings in the Open Countryside

Proposals to replace existing dwellings in the open countryside will not be permitted unless the existing dwelling is:

- a) structurally unsafe and beyond reasonable repair; or
- b) of poor architectural design and does not add to the rural character of the area.

Any replacement dwelling must not be materially larger than the existing dwelling and have no greater impact on the character and openness of the rural area. The Council will consider whether it is necessary to remove permitted development rights by condition when determining these applications.

Explanation

- 4.86 For the purposes of this policy, the open countryside is defined as areas other than the Urban Areas, the Growth Villages and the Limited Infill Villages.
- 4.87 The purpose of this policy is to ensure that replacement dwellings do not have an adverse impact on the surrounding open countryside and are of an appropriate design and scale for their location. The policy applies with equal measure within and outside of land designated as Green Belt.
- 4.88 Where a replacement dwelling is sought, the applicant will be required to demonstrate the reason for replacement with qualified evidence as necessary. Where the principle of replacing the existing dwelling is accepted, proposals will be assessed against the criteria listed within this policy, together with those in Policies BE1 (Layout & Design) and BE3 (Amenity). Particular regard will be had to retaining and enhancing the appearance and character of the rural area. In terms of scale, architectural form and materials, any replacement dwelling must not be more dominant than the existing dwelling within the landscape.
- 4.89 It should be noted that in certain circumstances the Council will remove permitted development rights for further ancillary residential accommodation

H14 Extensions to Dwellings in the Open Countryside

Extensions to dwellings in the open countryside will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings) which:-

- a) do not respect the character of the original dwelling by retaining its visual dominance;
- b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or
- c) substantially alter the scale, design and character of the original dwelling.

Explanation

- 4.90 For the purposes of this policy, the open countryside is defined as areas other than the Urban Areas, the Growth Villages and the Limited Infill Villages.

- 4.91 The purpose of this policy is to ensure that extensions to dwellings do not have an adverse impact on the surrounding open countryside and are of an appropriate design and scale for their location. The policy applies with equal measure within and outside of land designated as Green Belt.
- 4.92 The Council will assess all such proposals against the criteria listed within the policy, with particular regard to respecting the character of the original dwelling and retaining the openness of the rural area. Proposals which substantially alter the original dwelling will not be permitted. The original dwelling is defined as the dwelling granted permission if built since 1948. If the property was built prior to 1948, when modern planning legislation was first introduced, then it will be defined as the building which stood at 1st July 1948.
- 4.93 It is not possible to define what is considered to be a disproportionate addition as this will be dependent upon various factors including:-
- the scale, design and character of the dwelling and any extensions,
 - the location of the property and its visual impact on the wider area and
 - the design and character of the extension proposed.
- 4.94 The Council will consider each case on its merits although as a guide, additions (taking into account any previous extensions permitted) which represent an increase of more than 40% to the gross floor space of the original dwelling (or 30% for dwellings within the Green Belt), excluding any detached buildings, are likely to be considered disproportionate.
- 4.95 In the case of barn conversions in the open countryside, the Council is extremely unlikely to grant approval for any extensions. Such conversions are only usually permitted where they can be undertaken with minimum disruption to the integrity of the original building. Any extension, however sensitively implemented, would harm this integrity.

References

- Warwick District Strategic Housing Market Assessment (March 2012)
- Coventry & Warwickshire Joint Strategic Housing Market Assessment (November 2013)
- Warwick District Strategic Housing Land Availability Assessment (May 2012) and Update (April 2014)
- Affordable Housing Viability Assessment (November 2011)
- Affordable Housing Viability Assessment : Addendum (May 2012)

- Warwick District Housing Strategy 2014-2017 (December 2013)
- Strategic Housing for Older People Resource Pack(2012) Housing LIN, Directors of Adult Social Services & Institute of Public Care
- Draft Extra Care Housing Position Statement (April 2014) Warwickshire County Council
- Housing in Later Life – Planning ahead for specialist housing for older people (NHF, Housing LIN, McCarthy & Stone, Contact Consulting & Tetlow King) December 2012
- HMOs in Warwick District (November 2013). Warwick District Council
- Background Paper to Article 4 Direction & Interim HMO Policy (2013) Warwick District Council
- Designing Gypsy and Traveller Sites, Good Practice Guide (2008)
- Gypsy & Traveller Accommodation Assessment (GTAA) (2012)
- Report of Public Consultation: Gypsy and Traveller Site Options (2013)
- Planning Policy for Traveller Sites (2012)

5 Sustainable Communities

Overarching Policy SCO: Sustainable Communities

New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should:

- a) deliver high quality layout and design to integrate with existing communities;
- b) be brought forward in a comprehensive way and where development sites are adjacent, layout, design and infrastructure provision should be carefully coordinated;
- c) ensure good quality infrastructure and services are provided and where this cannot be provided on site, provision should be made through contributions to off-site provision;
- d) ensure access and circulation are inclusive and provide for a choice of transport modes including public transport, cycling and walking;
- e) take account of community safety including measures to prevent crime and road accidents;
- f) provide good access to community facilities including meeting places, local shops, transport services, health facilities, and open space;
- g) minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate;
- h) ensure proposals are adaptable to climate change;
- i) have a focus on healthy lifestyles including measures to encourage walking and cycling and access to open space, play areas, playing fields and sports facilities;
- j) protect, and where possible enhance, the natural environment including important landscapes, natural features and areas of biodiversity;
- k) protect, and where possible enhance, the historic environment and particularly designated heritage assets such as Listed Buildings, Registered Parks and Gardens and Conservation Areas, and;
- l) manage flood risk to ensure that proposals do not unduly increase the risk of

Explanation

- 5.1 New development should enable sustainable and cohesive communities to form by ensuring a high quality environment, good infrastructure and facilities, a layout which encourage safe, healthy and sustainable lifestyles and which minimises the use of scarce natural resources. New development should also protect and enhance the features that make Warwick District a great place to live work and visit, whether it be important landscapes, areas of ecological importance or highly value built and historic environments.
- 5.2 Proposals should therefore comply with the principles set out in this overarching policy and in the more detailed policies that follow in this part of the Local Plan. In this way we are aiming to meet the development needs of the District at the same time as ensuring we have environment and community facilities that people are proud of and which enable new development to deliver sustainable communities.

Built Environment

- 5.3 New development should provide homes, employment and other activities for the long term. As such design is vital in providing and protecting an enduring built environment which people are proud of. High quality design and attractive environments can encourage investment and economic development in an area, support social inclusion and help to create civic pride and community cohesion. Good design is therefore a key element in achieving sustainable development and in achieving the objectives of this Plan.
- 5.4 In general terms, the quality of the built environment in Warwick District is high. This area is a very popular place to live and attracts people from other areas and regions as evidenced by higher than average house prices. It is the objective of this Plan to ensure that new development is designed to maintain and improve the District's many qualities and that it respects the integrity of existing settlements, including seeking to improve those parts of the District in need of economic, social and environmental regeneration.
- 5.5 The Council wishes, by 2029, that the district will be known as a place for its 'Sustainable Garden Towns, Suburbs and Villages', with the appropriate infrastructure and design guidance in place to support this principle. The Garden Suburbs and Villages study/prospectus shows how these principles could apply to the existing towns, parts of which already demonstrate the advantages of tree lined streets, appropriate housing density, suitable vehicle parking facilities and plot sizes. The objective of this is to ensure good quality design to provide inclusive, lively and attractive place where people feel safe and want to live, work and visit.

BE1 Layout and design

New development will be permitted where it positively contributes to the character and

quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
- b) relate well to local topography and landscape features; (see policy NE4);
- c) reinforce or enhance the established urban character of streets, squares and other spaces;
- d) reflect, respect and reinforce local architectural and historical distinctiveness;
- e) enhance and incorporate important existing features into the development;
- f) respect surrounding buildings in terms of scale, height, form and massing;
- g) adopt appropriate materials and details;
- h) integrate with existing paths, streets, circulation networks and patterns of activity;
- i) incorporate building and street design and layout to reduce crime and fear of crime; (see policy HS7);
- j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport; (see policy TR1);
- k) provide adequate public and private open space for the development in terms of both quantity and quality; (see policy HS4);
- l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment;
- n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender, and;
- p) ensures that layout and design addresses the need for development to be resilient to climate change; (see policy CC1).

Development proposals which have a significant impact on the character and appearance of

an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.

Explanation

- 5.6 The appearance of development and its relationship with its surrounding built and natural environment can have a significant effect on the character of an area. This is as relevant in more modern development as it is in historic conservation areas. Securing new development that can positively contribute to the character of the environment of the District is therefore of primary importance. This can be achieved through careful consideration of design and layout with regard to the context of the site and the townscape and landscape of the surrounding area.
- 5.7 The National Planning Policy Framework has continued to give great importance to design policies in local plans (paragraphs 56 to 61) and to the consideration of design matters in determining planning applications. It *“attaches great importance to the design of the built environment”* and states that *“good design is a key aspect of sustainable development”* in that it contributes positively to making places better for people. If developments do not deliver good design, they therefore cannot be considered as sustainable development.
- 5.8 The objective of this policy therefore is to achieve good layout and design for all new development and this should be the aim of everyone involved in the development process.
- 5.9 The Council is keen to encourage development solutions that will embrace sustainable planning objectives in order to bring forward positive impacts on the environment. When addressing layout and design matters, it is therefore important for applicants to pay particular attention to the requirements of other policies, notably those relating to :
- Protection and enhancement of the historic environment
 - Promotion and delivery of inclusive communities
 - Protection and enhancement of the natural environment and biodiversity
 - Provision of secure, safe and accessible places (including for instance Secure by Design)
 - Adaptation for climate change
 - Reduction in carbon emissions
 - Encouragement of sustainable waste management
 - Provision of parking
 - Mix of housing

- 5.10 Applicants will be expected to demonstrate that their development achieves good layout and design and complies with this policy and any relevant supplementary planning guidance. As a minimum, this should consist of a short written statement setting out the design principles alongside illustrative material. The Council will review its Residential Design Guide to provide updated guidance consistent with the National Planning Policy Framework, this policy and Garden Towns, Suburbs and Villages Prospectus. In the meantime, the short written statement will be expected to demonstrate how proposals address the principles set out in the Garden Towns, Suburbs and Villages Prospectus and the advice provided in Building for Life 12.
- 5.11 When considering proposals which have a significant impact upon the character and appearance of an area and where relevant supplementary planning documents are absent, the Council will expect applicants to produce a Layout and Design Statement in support of the application. The Layout and Design Statement should include a full survey and design analysis of the site, its context and surrounding features. It will be expected to:
- identify key features of local distinctiveness and contextual features;
 - demonstrate how the proposal responds positively to these features;
 - identify design principles for the development proposed taking account of the Garden Towns, Suburbs and Villages Prospectus; and
 - demonstrate that all of the design criteria in the policy have been considered and addressed where appropriate.
- 5.12 The Council supports the use of imaginative new designs in the right location, however, it is important that such proposals clearly demonstrate how they respect and reflect the character of the local area. Where appropriate (see Policy BE2 below), this should be explained within the Design Statement. Poor layout and design which does not comply with this policy or any supplementary planning guidance adopted by the Council will be refused.

BE2 Developing Strategic Housing Sites

Development sites of over 200 dwellings, or sites which (in combination with other sites) form part of a wider development area which exceeds 200 dwellings or other developments which have a significant impact on the character and appearance of an area, will be expected to comply with a development brief. Development briefs will be prepared for all these sites setting out requirements for:

- a) infrastructure (ensuring alignment with the Infrastructure Delivery Plan);
- b) layout proposals, including where appropriate linkages and alignment with adjoining sites;

- c) densities (which should not be lower than 30 dwellings per hectare on average);
- d) design principles, taking account of the Garden Towns, Villages and Suburbs Prospectus and Buildings for Life 12;
- e) design for healthy lifestyles including provision for cycling, walking, playing pitches, parks and open spaces and other green infrastructure;
- f) landscaping;
- g) site access and circulation;
- h) managing and mitigating traffic generation (see policy TR2), and;
- i) the requirements set out in Policy BE1.

Development briefs will be adopted as supplementary planning guidance.

Where a development brief is absent for a strategic site, planning applications should comply with Policy BE1 and should be accompanied by a Layout and Design Statement providing detailed information to address the information in relation to the matters listed above.

Explanation

5.13 The Council is committed to preparing specific guidance in the form of Development Briefs to inform the development of strategic residential development sites. It is important that a fully integrated approach is taken to the development of significant sites, and that this should be informed by a thorough analysis of the site and its surroundings. When considering proposals which have a significant impact upon the character and appearance of an area and where relevant supplementary planning documents are absent, the Council will expect applicants to produce a Layout and Design Statement in support of the application, covering all the points that would otherwise be included within a Development Brief. The Layout and Design Statement should include a full survey and design analysis of the site, its context and surrounding features. It will be expected to:

- identify key features of local distinctiveness and contextual features;
- demonstrate how the proposal responds positively to these features;
- identify design principles for the development proposed taking account of the Garden Towns, Suburbs and Villages Prospectus, and;
- demonstrate that all of the design criteria in the policy have been considered and addressed where appropriate.

- 5.14 This policy applies to both outline and detailed applications, although for outline applications, applicants may identify aspects of the policy that will be dealt with at detailed stage. Applicants unsure of whether they may or may not need to prepare a Layout and Design Statement are advised to contact the Council at an early stage in the development process.
- 5.15 The National Planning Policy Framework (NPPF) encourages the use of design codes to deliver high quality outcomes, but acknowledges that these should avoid being over prescriptive. It goes on to say that good design should encompass connections and the *“integration of new development into the natural, built and historic environment”*.
- 5.16 National policy suggests that extensions to existing villages and towns could follow the principles of Garden Cities. This is consistent with the Council’s ambitions of delivering high quality design and being known as a place of *“Sustainable Garden Towns, Villages and Suburbs”*. The Council has therefore produced a prospectus for Garden Towns, Villages and Suburbs (May 2012). This is non-prescriptive, but sets out some principles for the layout and design of new developments. The Council will review its Residential Design Guide to reflect this Prospectus. Once this review is complete, Development Briefs and Layout and Design Statements will be expected to conform to this. In the meantime development briefs for strategic sites will be prepared to take account of and amplify the Garden Towns, Village and Suburbs Prospectus and Buildings for Life 12. Layout and Design Statements produced in support of planning applications will also be expected to take account and amplify the Garden Towns, Village and Suburbs Prospectus and Buildings for Life 12.
- 5.17 Layout and Design Statements should also conform to all other policies in the Local Plan.
- 5.18 Bringing forward new development at the right density is important. This is about striking a balance between delivering high quality design within the Garden Towns, Villages and Suburbs principles at the same time reducing the amount of greenfield land required for development. This policy therefore requires that new development on greenfield sites should be provided at a density of at least 30 dwellings per hectare. No upper limit has been set, although new development will be expected to harmonise with, or enhance the surrounding area in line with Policy BE1 and where development sites are located in or close to Town Centres or public transport interchanges, densities are expected to be significantly higher than the minimum.

BE3 Amenity

Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users and occupiers of the development.

Explanation

- 5.19 The phrase 'amenity' is defined as the extent to which people are able to enjoy public places and their own dwellings without undue disturbance or intrusion from nearby uses. Examples of disturbance and intrusion include: loss of privacy; loss of sun/daylight; visual intrusion; noise disturbance; and light pollution. This policy is applicable to all development proposals, including extensions and changes of use.
- 5.20 The relationship of proposed development to surrounding uses and buildings is an important consideration in determining planning applications, particularly within residential areas. It is important that appropriate levels of amenity are provided and maintained for people and this is accepted as a fundamental principle of good planning.
- 5.21 The securing of new development which has no impact on residential amenity may compromise other policies, such as achieving good design or making the best use of land. It will be important therefore to assess and weigh impacts on amenity against other objectives within this Plan. In considering development proposals, any appropriate mitigation measures that can be put in place will be taken into account in assessing the overall impact of the development on amenity.

BE4 Converting Rural Buildings

Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:

- a) the building is of permanent and substantial construction;
- b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation;
- c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building;
- d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and;
- e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.

Explanation

- 5.22 The purpose of this policy is to provide a framework to ensure that conversions of rural buildings are carried out in an appropriate manner.
- 5.23 Rural buildings are an important element of the local character of the rural area in Warwick District. The Council is keen to support measures that bring vacant or redundant rural buildings back into productive use subject to the nature, scale, form and location of the

building and the proposed use. The policy sees to ensure that the conversion retains the original qualities and features of the building without extensive rebuilding and alteration.

- 5.24 Where proposals include extending rural buildings as part of their conversion, these will not be approved unless it can be demonstrated that the extension is essential for the retention of the building. Other policies in this Plan deal with the appropriateness of different uses to which the building may be put.
- 5.25 A significant number of rural buildings are listed as being of special architectural or historical interest. Any works required to these buildings must preserve the original structure, features, character and special qualities of the building both internally and externally and retain the setting of the building in the landscape.

BE5 Broadband Infrastructure

Residential developments of over 5 dwellings or employment development of over 500sq. m are required to provide on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology. Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.

Explanation

- 5.26 Advanced, high quality communications infrastructure is a prerequisite for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. Delivery of broadband can affect business competitiveness and economic productivity and can lead to rural areas being disadvantaged in terms of community integration, economic vibrancy, farm diversification and home working.
- 5.27 The purpose of this policy is to ensure that new sustainable developments provide for the installation of fibre optic cabling to allow the implementation of superfast broadband. The policy ensures new dwellings and employment uses will be able to connect to fibre optic broadband infrastructure. It is recognised that the availability of such infrastructure will vary considerably across the District. The expectation is that even where such infrastructure is not readily available that provision is made for local infrastructure of ducting and cabinets to enable connection when the strategic connections are put in place.

References

- National Planning Policy Framework (NPPF)
- Warwick District Council Residential Design Guide 2008
- Garden Towns, Village and Suburbs Prospectus 2012

- The Sign of a Good Place: Building for Life 12 (Design Council, CABI; HBF and design for Homes)

Transport

- 5.28 Transport is an essential part of our everyday lives. An effective transport network enables people to access work, services, leisure and other facilities in an efficient and safe way. The transport network should be inclusive by providing choice. Transport is an important element in the local economy enabling people to access jobs and services and enabling businesses move goods efficiently.
- 5.29 However, there are significant issues associated with transport that this Plan needs to address. These include safety, air quality, impact on climate change, congestion and the impact that transport infrastructure can have on the historic environment and community cohesion. These impacts need to be managed carefully through this Plan so that the achievement of an efficient and effective transport network is not achieved at the expense of health, the environment and community well-being. This will inevitably be a balancing act which the policies of this plan seek to achieve.
- 5.30 Locating development to minimise the need to travel (see objective 4) and sustainable modes of transport, such as walking, cycling and public transport, (see objective 13) will need to play an important role in striking a balance, although of cars will also continue to be of great importance.
- 5.31 The transport objectives and policies of this Plan need to be consistent with the Local Transport Plan. This focuses on a number of high priority preferred options including:
- Improvements to buses and rail developments
 - Improvements to major congestion hotspots
 - Cycle parking and cycle and pedestrian routes to key destinations
 - Better integration of transport and land use planning to reduce the need to travel
 - Improved public transport information
 - Improved pedestrian crossing facilities
 - School travel plans

TR1 Access and Choice

Development will only be permitted which provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, delivery vehicles and other users of motor vehicles, as

appropriate. Development proposals will be expected to demonstrate that they:

- a) are not detrimental to highway safety;
- b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists and public transport services;
- c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development;
- d) incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling, and;
- e) have taken account of the needs of people with disabilities by all modes of transport.

Explanation

- 5.32 Safe and suitable access is vital to delivering high quality development. All development proposals will need to show that safe and convenient access can be achieved for all modes of transport as appropriate.
- 5.33 Planning and design of new developments needs to provide for attractive, convenient and safe access routes including footpaths, cycleways and roads. Included in this is the need to integrate in to new development convenient access to public transport services, as well as suitable infrastructure at interchange points to allow all users to access public transport vehicles.
- 5.34 In line with the National Planning Policy Framework, developments should plan to protect and exploit opportunities for sustainable modes of transport. This includes the need for careful design and layout to provide for pedestrians, cyclists and public transport users. It is important that design and layout carefully addresses potential conflicts between different modes of transport at the same time as seeking to integrate transport modes to provide convenient, land efficient and attractive access routes. This will involve careful layout and design to balance safety, convenience and attractiveness whilst addressing potential conflict.
- 5.35 The attractiveness of the access, both within and into the site for public transport users, pedestrians and cyclists, is also an important factor in influencing the mode of travel people will use. By giving priority to these forms of transport, new developments will discourage unnecessary car use.
- 5.36 For cyclists, layouts should ensure low speeds of traffic and on carriageway cycle provision, where the balance of factors identified in 1.7 above suggests this is desirable. Otherwise convenient, well designed cycle paths should be provided.
- 5.37 The provision of access for pedestrians will be required on all development that generates traffic. The provision of access for public transport and delivery vehicles will only apply to developments where the scale, nature and location warrant such provision and applicants

unsure of whether they need to make such provision are advised to contact the Council at an early stage in the development process. Applicants should also demonstrate how pedestrians, cyclists and public transport users access the site taking into account safety, convenience and attractiveness.

- 5.38 An important objective of this policy is to ensure that the design and layout of development helps to promote social inclusion and caters for all people, including those who do not have access to a car. In particular it is important that the needs of people with disabilities are considered in designing for all modes of transport. People with disabilities often have specific requirements in terms design and layout which are relatively simple to deliver but which can make a significant difference to people's lives. The Manual for Streets (and subsequent updated national guidance) provides guidance on how to address the needs of people with disabilities.
- 5.39 Increasingly home delivery vehicles are used to support online shopping. It is important that development is designed with the needs of home delivery vehicles in mind to ensure that such vehicles can access the development and can deliver goods and supplies without compromising the safety and access of pedestrians, cyclists and other road users.
- 5.40 The National Planning Policy Framework requires that development should be designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles. This is consistent with the aim of reducing the impacts of development on air quality. The Office for Low Emission Vehicles (a cross government body) has prepared a Strategy for Low Emission Vehicles in the UK. This emphasises the Government's commitment to emerging low-emission technologies, particularly recharging infrastructure for electric vehicles and hydrogen fuel cells. Part of this strategy seeks to ensure investment in refuelling infrastructure is made so that this is not a barrier to the development of these technologies. The Policy seeks to support this by requiring all development proposals for one or more dwellings and where off street parking provision is made (for instance in parking courts, on driveways or in garages), to provide recharging points. Unless it can be demonstrated that it would undermine the viability of developments, a recharging point should be provided for each off street parking space
- 5.41 All highway infrastructure will be required to comply with national guidance and standards set out in Manual for Streets, Manual for Streets 2 - wider application of the principles, the Design Manual for Roads and Bridges and any subsequent updates to these documents. These provide guidance to applicants on assessing the overall transport requirements for new developments, the types of transport improvements likely to be justified, the layout and design of new accesses and the procedures and agreements which will be used.
- 5.42 It is acknowledged that in some locations the most appropriate highway access may not accord with other policy objectives, such as achieving good layout and design. The Council will expect applicants to demonstrate how they have sought to balance these competing objectives and where they have made clear choices between policies.

TR2 Traffic Generation

All large scale developments which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to avoid the adverse impacts of traffic.

Any development that results in significant negative impacts on health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.

Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.

A Transport Statement will be required for development that has relatively small transport implications in line with the Guidance on Transport Assessments.

All measures required in the Policy should take full account of the cumulative impact of all development proposed in this Plan (and any other known developments) on traffic generation and air quality.

Explanation

- 5.43 Road traffic can have a significant negative impact on the environment in particular through the effect on air quality, noise, vibration and climate change. It is also linked to associated health problems. Unchecked growth of road traffic can lead to congestion and impinge on the achievement of the economic, social and environmental objectives within this Plan. It is important therefore that major development proposals provide measures to reduce the impact of vehicular movements, including realistic, safe and easy alternatives to the private car.
- 5.44 Transport Assessments, prepared in line with the Department for Transport's Guidance on Transport Assessment, are required alongside planning applications for major development to demonstrate that they positively contribute to the objectives of this Plan. Transport Assessments will be required for all large developments in line with Appendix B of the Guidance on Transport Assessment (or any subsequent updates) produced jointly by the Departments for Transport and Communities & Local Government.
- 5.45 Transport Assessments will also be required for development that forms part of a larger development area that requires access to a common transport corridor and for development that is likely to have a cumulative impact in conjunction with other development proposals

included within this Plan. Transport Assessments will also be required where, due to its location, the development could have a significant impact in transport terms.

- 5.46 A Transport Statement may be required for developments that have relatively small transport implications in line with the principles set out in the Guidance on Transport Assessment. Where proposals are likely to have an impact on the trunk road network, the Highways Agency should be consulted and reference should be made to the Highways Agency's Circular 02/2013 - The Strategic Road Network and the Delivery of Sustainable Development (or any subsequent updates) to establish what level of transport appraisal is appropriate.
- 5.47 Air quality is a particular issue in a number of locations within the District's Towns. These areas have been declared Air Quality Management Areas (AQMAs). Transport is the primary cause of air quality issues in these areas. Significant development proposals have the potential to add significant quantities of additional road vehicles on to the transport network which, unless addressed, is likely to have a negative impact on air quality in general and specifically within the AQMAs, either through additional traffic volumes or reduced traffic speeds. Development proposals should be assessed against the Warwick District Council's Low Emission Strategy Guidance Planning (April 2014). Development proposals which generate traffic should demonstrate how they have complied with the three stage process set out in Low Emission Strategy Guidance, including where necessary undertaking an Air Quality Assessment and appropriate mitigation. Appropriate mitigation measures and a programme of implementation will need to be demonstrated, for example highway infrastructure improvements or support for public transport services.
- 5.48 Mitigation measures may also be linked with the contents of a Travel Plan. The Travel Plan is a strategy for reducing travel demand in order to minimise the number of motor vehicles visiting a development. It should consider the traffic implications of journeys to and from the development and set targets for travel by means other than the private car.
- 5.49 Travel Plans will be required for all non-residential developments in line with the Department for Transport's "Good Practice Guidelines: Delivering Travel Plan through the Planning Process" or any subsequent revisions or replacement guidance. They should ideally form part of the Transport Assessment and be submitted alongside the planning application. Development proposals in areas where public transport is limited, e.g. where services operate with frequency levels of less than one an hour, may also be required to submit Travel Plans. Furthermore, the significant development of education facilities will be expected to produce a Travel Plan.
- 5.50 The County Council have produced a Practice Note on Travel Plans for Developers (May, 2009), which provides further guidance on their content and how they will be enforced and monitored. The guidance advises developers to consult with the County Council at an early stage to assess whether a Transport Assessment and/or Travel Plan are required and what their nature and scope should be. In addition, whilst considering proposals the Council will give regard to other policies in the plan in particular TP1 (access) and DP9 (pollution).

TR3 Transport Improvements

Contributions towards transport improvements will be sought from all development that will lead to an increase in traffic on the road network. The level of contributions will be calculated in accordance with the Infrastructure Delivery Plan or any subsequent revision. Contributions should include provision for public transport, footpaths, cycleways and towpaths both internal and external to development sites.

Explanation

- 5.51 Developments of one or more dwellings or other developments that will lead to an increase in traffic on the road network will be expected to contribute towards measures to mitigate the impacts, including provision for sustainable forms of transport. These contributions should take account of the direct impacts of development on the surrounding transport network as well as the cumulative impact of all development proposed in this Plan and other known developments. This will ensure that all development brought forward within the Plan Period contributes to the necessary and identified costs of providing transport infrastructure across the whole of the District's network (see the Infrastructure Delivery Plan (IDP)). The strategic transport infrastructure requirements and the justification for these are set out in the IDP. In addition to the requirements set out in the IDP, it is likely that contributions to mitigate against specific localised impacts will also be required.
- 5.52 Transport Infrastructure needs to provide for all forms of transport, including sustainable forms of transport such as public transport, cycling and walking. Encouraging sustainable forms of transport is consistent with the National Planning Policy Framework and with other policies in this Plan. It is therefore vital that development makes contributions to sustainable forms of transport in line with the Infrastructure Delivery Plan. This includes contributions that may be required as a result of the cumulative impact of all the development proposed in this Plan.

TR4 Parking

Development will only be permitted that makes provision for parking which:-

- a) does not encourage unnecessary car use;
- b) has regard to the location and accessibility of the site by means other than the private car;
- c) does not result in on-street car parking detrimental to highway safety;
- d) takes account of the parking needs of disabled car users, motorcyclists and cyclists;
and
- e) takes account of the requirements of commercial vehicles.

Development will be expected to comply with the parking standards set out in the most recent Parking Supplementary Planning Document.

Explanation

- 5.53 Provision of parking is an essential part of both new commercial and residential developments. However, in providing parking, it is important to strike the right balance between, on the one hand providing too much parking which can discourage greater use of more sustainable forms of transport and can compromise densities and efficient use of land and, on the other hand, providing insufficient parking which can lead to inappropriate parking (potentially resulting in environmental and safety impacts) and can restrict the accessibility and mobility needs of people and businesses.
- 5.54 The availability of car parking can influence the means of transport people choose for their journeys. In order therefore to encourage greater use of public transport, walking and cycling as a means of transport, excessive levels of car parking will be resisted on new developments. Such an approach will support initiatives aimed at reducing congestion and promoting sustainable transport within the National Planning Policy Framework and the Local Transport Plan.
- 5.55 Parking levels on new development need to recognise the accessibility and mobility needs of people and businesses and that these may be different in town centre, edge of urban and rural areas. The objective of this policy will be to seek to balance these competing aims.
- 5.56 The Council has an adopted Parking Supplementary Planning Document (SPD) to inform this policy which will provide guidance on levels of parking considered necessary to serve development, having regard to its nature and location. Applicants will be expected to provide car parking on new developments in accordance with these standards. Proposals which meet maximum levels of parking will be appropriate in most circumstances. However, the Council will allow standards of parking below maximum levels where it can be demonstrated that this is appropriate as a result of effective alternative travel proposals. For travel destinations for which the submission of an effective Travel Plan is required in line with Policy TP2, it will be necessary to ensure that the Travel Plan integrates proposals for parking with proposals to encourage use of sustainable modes of transport. This may mean limiting provision of on-site parking and investing in alternative modes of transport instead.
- 5.57 The Parking SPD will be reviewed to ensure it is consistent with National planning policy and the most recent census data regarding local car ownership and car usage.
- 5.58 Applicants will also be expected to provide parking for disabled car users, motorcyclists and cyclists in accordance with standards set out in the Supplementary Planning Document. The provision of such dedicated parking space on new developments will help to promote social inclusion and cater for all people, particularly those who do not have regular use of a car. The Council will expect the design and location of these spaces to be integrated with the

design of the development and take account of the respective needs of the various end users.

TR5 Safeguarding for Transport Infrastructure

Development within the areas safeguarded for the following transport infrastructure, as shown on the Policy Map, will not be permitted where it could inhibit the effective delivery of the infrastructure:

- a) High Speed Rail 2
- b) Kenilworth Station
- c) Areas of search for park and ride

Explanation

5.59 Transport Infrastructure requires land to be made available to support its delivery. The Policies Map shows safeguarded areas for the following major transport infrastructure:

- 5.59.1 **High Speed Rail 2 (HS2):** Approximately 10 miles of the proposed HS2 route crosses Warwick District. In accordance with the HS2 Safeguarding Directions (July 2013), this Plan is required to safeguard land for the HS2 route and associated land on either side of the route.
- 5.59.2 **Kenilworth Station:** A new Station is proposed at Kenilworth as part of the Warwickshire Local Transport Plan and as part of the NUCKLE rail improvements running from Royal Leamington Spa to Nuneaton. Warwickshire County Council has identified and secured funding to deliver this. The land for the new Station is therefore safeguarded.
- 5.59.3 **Areas of search for park and ride.** The Strategic Transport Assessment Phase 3 (May 2013) identified the potential for a park and ride facility to the south of Warwick and Leamington. The park and ride proposal relies (at least in part) on existing bus services (rather than bespoke services). As such the location of the park and ride needs to be close to existing or proposed bus services. The areas of search identified in the Policies Map indicate the preferred broad locations until such time that
- a park and ride facility has been granted planning permission or
 - clear evidence has been established which shows that a park and ride facility is not viable or desirable.

Permission will not be granted for developments within the areas of search which could inhibit the provision of an effective park and ride facility. The Phase 3 Strategic Transport Assessment highlighted the need to undertake further study work to establish the viability, policy context and potential management arrangements. This work is being carried out as

part of the Alternative Traffic Management Study being undertaken by Warwickshire County Council, to be published in the Spring of 2014. Should this study demonstrate that a park and ride is both viable and desirable, work will begin to identify the preferred sites from within the areas of search.

TR6 Safe Operation of Aerodromes

Development within the safeguarded areas, as defined on the Policies Map, will not be permitted which inhibits the safe operation of an officially safeguarded civil aerodrome

Explanation

5.60 **Aerodromes:** Coventry Airport is located within the District and Birmingham Airport lies approximately 6 miles beyond the District's boundary. Both these airports are officially safeguarded civil aerodromes as defined by DfT Circular 1/2003. The technical nature and importance of safe operations mean that development proposals as set out below, will be unacceptable unless airport operators have been consulted and have confirmed that the proposals will not inhibit the safety of their operations in respect of:

- the height or detailed design of buildings within the safeguarding zones
- proposed development in the vicinity of the aerodrome which has the potential to interfere with the operation of navigational aids, radio aids or telecommunications systems
- proposed development which has lighting proposals which have the potential to distract or confuse pilots
- proposed development likely to increase the number of birds or the risk of bird strike
- other proposed aviation uses within the safeguarding zone.

References

- National Planning Policy Framework 2012
- Manual for Streets (Department for Communities and Local Government and Department for Transport, 2007))
- Manual for streets 2 - wider application of the principles' (Chartered Institution of Highways and Transport, September 2010)
- Design Manual for Roads and Bridges produced by the Highways Agency
- Driving the Future Today: A Strategy for ultra low emission vehicles in the UK (Office for Low Emission Vehicles, 2013)

- Practice Note on Travel Plans for Developers (Warwickshire County Council May, 2009)
- Guidance on Transport Assessment (Department for Transport and Department for Communities & Local Government)
- “Good Practice Guidelines: Delivering Travel Plan through the Planning Process” (Department for Transport 2009)
- Guidance on Planning Consultation Requirements – Civil Aviation Authority 2012
- Low Emission Strategy Guidance for Developers (Warwick District Council, 2014)
- Infrastructure Delivery Plan
- Warwick District Strategic Transport Assessment 2014
- Warwick District Council Parking Supplementary Planning Document
- Circular 02/2013 - The Strategic Road Network and the Delivery of Sustainable Development (Highways Agency)
- Circular 1/2003 (ODPM and Department for Transport)

Healthy, Safe and Inclusive Communities

- 5.61 The Council recognises the important role that spatial planning has in the creation of healthy, safe and inclusive communities. Many of the policies of this Plan will have an impact on these matters and it is important that community needs are supported through appropriate physical and social infrastructure, as well as other facilities and services that contribute to improving peoples overall quality of life, physical and mental health, and well-being.
- 5.62 Compared with other areas in Warwickshire, Warwick District (as a whole) has a healthy population with higher than average life expectancy and lower levels of health deprivation and obesity. However, this hides the fact that the gap in life expectancy between the least and most deprived areas of the District is over 11 years. The rate of long term illness or disability in Warwick District is 14.8% of the population which is below the national average; however this still presents significant challenges to local health providers and budgets. Measures to encourage healthier lifestyles by changing future attitudes to health and exercise will be important for the future of Warwick District and its population over the current Plan period and beyond.
- 5.63 Another important factor that can support healthy lifestyles is ensuring that sufficient land is made available to all for play, sport and recreation. Good access to open space can also facilitate social inclusion bringing groups together.

5.64 Levels of recorded crime across Warwick District are low in comparison to other areas, although the fear of crime and anti-social behaviour is an issue in some communities. Levels of crime and disorder are important factors in determining where people want to live. Everyone should be able to feel safe in their surroundings as this is a key contributor to people's quality of life and a fundamental element of community cohesion.

HS1 Healthy, Safe and Inclusive Communities

The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals which:

- a) provide homes and developments which are designed to meet the needs of older people and those with disabilities;
- b) provide energy efficient housing to help reduce fuel poverty;
- c) design and layout development to minimise the potential for crime and anti-social behaviour and improve community safety;
- d) contribute to the development of a high quality, safe and convenient walking and cycling network;
- e) contribute to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle;
- f) provide opportunities for formal and informal physical activity, exercise, recreation and play;
- g) improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure;
- h) deliver, or contribute to, new and improved health services and facilities in locations where they can be accessed by sustainable transport modes;
- i) provide good access to local shops, employment opportunities, services, schools and community facilities, and;
- j) do not involve the loss of essential community buildings and social infrastructure.

Explanation

5.65 The Marmot Review report 'Fair Society, Healthy Lives' published in 2010 highlighted that socio-economic inequalities, including the built environment, have a clear effect on the health outcomes of the population. One of the key policy objectives aimed at reducing the

gap in life expectancy between people of lower and higher socio-economic backgrounds, is to “create and develop healthy and sustainable places and communities”.

- 5.66 The Council recognises the important role that planning has in the creation of healthy, safe and inclusive communities and the positive benefits that providing good quality development can deliver. Increasing access to opportunities to partake in physical activity, exercise, and opportunities for recreation and play have marked benefits on both physical and mental health, as well as child development. The policy therefore seeks to deliver good, well considered developments that are safe and have appropriate facilities accessible to all sectors of society.
- 5.67 In delivering healthier communities the Council is committed to working in partnership with local health providers to ensure successful development outcomes and the appropriate delivery of measures to reduce identified health and wellbeing issues/inequalities. Studies such as the Warwickshire Joint Strategic Needs Assessment will continue to provide a view of the current and future health and wellbeing needs and inequalities of the local population.
- 5.68 The Council is also keen to continue working with Public Health Warwickshire to monitor the changing health profiles of the District’s population and develop recommendations for the continued integration of health and wellbeing into planning decisions and associated outcomes in the local environment.

HS2 Protecting Open Space, Sport and Recreation Facilities

Development on, or change of use of open spaces and sport and recreation facilities will not be permitted unless:

- a) an alternative can be provided which is at least equivalent in terms of size, quality, accessibility, usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision, or
- b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.

Development on open spaces for sport and recreation purposes will be permitted subject to the proposal being of sufficient benefit to clearly outweigh the loss.

Explanation

- 5.69 There are multifunctional benefits of existing open spaces and sport and recreation facilities. They have a positive impact on people’s quality of life, particularly in terms of their health and wellbeing. The aim of this policy is to provide strong protection for valuable open space, sport and recreation facilities and where proposed development would result in the loss, the policy will require appropriate compensation measures. The Council’s Green Space Strategy, Indoor Sports and Built Facilities and Playing Pitch Assessments (and any future updates to these studies) will provide the basis for assessing proposals. The Council’s Green Space and

Leisure Officers, and/or Sport England will be consulted on proposals affecting open space or sporting uses.

HS3 Local Green Space

The Council supports the principle of designating land as Local Green Space. Local communities, through Neighbourhood Plans, may designate Local Green Spaces which are demonstrably special to their local community and of particular local significance in accordance with national planning policy.

Explanation

5.70 Local and Neighbourhood Plans have the opportunity to designate areas of particular local importance as Local Green Space, which affords similar protection to that of Green Belt. The Council considers that it is appropriate for local people to determine what areas of open space are valuable to them through Neighbourhood Plans in accordance with national planning policy.

HS4 Improvements to Open Space, Sport and Recreation Facilities

Contributions from developments will be sought to provide, improve and maintain appropriate open space, sport and recreational facilities to meet local and District wide needs. The exact level and form of contributions required will have regard to the location, nature and size of development. Where appropriate, applicants will be required to ensure that provision is made for:

- a) well designed open space in accordance with the requirements of the Open Space Supplementary Planning Document (or any subsequent document);
- b) appropriate children's play facilities which are visible from nearby houses but not so close they would cause disturbance, and;
- c) outdoor and/or indoor sport accessible by walking, cycling and public transport.

Applicants will be expected to include a proportion of the site to meet its requirements for open space, sport and recreation requirements, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site provided that this is within its catchment area. Wherever possible, good connectivity to the existing public rights of way network will be required.

Explanation

5.71 New developments can have a significant impact upon existing open space, recreation and leisure provision. This can put pressure on existing resources and creating new demand for such assets from all section of the community, including young people. It is entirely appropriate that new developments help to meet the costs of addressing these needs. The Council has prepared evidence to support this approach. The Green Space Strategy and

Open Space Audit identify deficiencies in quality and quantity and how development can help rectify this. For sport, the Council is currently finalising its suite of evidence relating to both built and indoor facilities and playing fields. This evidence includes modelling undertaken, in accordance with approved Sport England guidance, which understands the existing situation in relation to provision in terms of quality, quantity and accessibility and sets out what provision will be required in the future when population growth is taken into account. Periodically, the Council will update its evidence relating to sport, open space and recreation in accordance with national recommendations in order to ensure it continues to provide the basis for sound planning and provision.

- 5.72 The public rights of way network within the District provides a valuable asset for local people to assist in healthy lifestyles and reduce reliability on private motor vehicles. Development proposals, whether in urban or rural settings, should seek to enhance connectivity to these networks, in particular where there is already limited access. Warwickshire's Rights of Way and Recreational Highway Strategy (2011 -2026) can provide direction on this basis.

HS5 Directing Open Space, Sport and Recreation Facilities

The Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities. Development proposals will be expected to demonstrate that they:

- a) address any shortfall in provision identified in the Built and Indoor Sports Facilities Strategy, Playing Pitch Strategy, Green Infrastructure Study and/or Green Space Strategy, and;
- b) for sport and recreation facilities, accord with the town centres first principle outlined in national planning policy and elsewhere in this Plan, unless:
 - I. the proposal is accessible to the community it proposes to serve by means other than the private car; and
 - II. there is a need to enhance an existing facility or provide a new facility that has specific locational requirements.

Subject to the above criteria, the Council will support proposals for shared sports facilities with other community uses, including at educational centres, where the sports facility also serves the local area and there are clear benefits of combining with other community uses.

The Council considers the Green Belt an appropriate location for the provision of outdoor sport and outdoor recreation as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

Explanation

- 5.73 Development proposals for open space, sport and recreation uses should address identified needs and be accessible to the communities they propose to serve. The Green Space Strategy sets out the requirements for open space within the District. For sport and recreation uses developers should be guided by the emerging Sport and Leisure Facilities studies within the District.
- 5.74 In the first instance, sport and recreational uses should be directed to town centres in accordance with national policy. There may be circumstances where open space, sport and recreational uses are more suited to areas outside of town centres. For open space this may be because it is required as part of a new development. For example with regard to sport it may be more appropriate to enhance an existing facility, co-locate or combine with other community uses, at other sustainable locations, to ensure long term viability.
- 5.75 In accordance with national planning policy the Council considers the provision of outdoor sport and recreation as a beneficial use of the Green Belt. Therefore development proposals to use land in the Green Belt for sporting or recreational purposes will be supported.

HS6 Creating Healthy Communities

Development Proposals will be permitted provided that they address the following key requirements associated with delivering health benefits to the community:

- a) good access to healthcare facilities;
- b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks;
- c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact regardless of;
- d) high quality housing outcomes to meet the needs of all age groups in society (including the right mix by size and tenure);
- e) Access to high quality and safe green or open spaces, and;
- f) Access to opportunities to partake in indoor and outdoor sport and recreation.

Explanation

- 5.76 It is important that new developments are designed to a high standard to ensure that they have a positive impact on the health and wellbeing of both existing and future communities in Warwick District. The design and layout of new housing developments in particular can do much to influence the health of its residents by changing people's behaviour towards embracing a healthy lifestyle.

- 5.77 The Council is committed to working with Public Health Warwickshire and the Warwickshire Health and Well Being Board to ensure developers and their consultants give full consideration to health and wellbeing outcomes in the design and delivery of development proposals. This will be particularly important in relation to the master planning and formulation of planning applications for strategic housing and employment allocations in this Plan.
- 5.78 Public Health Warwickshire is to produce health guidance that will assist in the assessment of planning applications to ensure good development outcomes. The Council is also developing a Health and Wellbeing strategy that will also inform and influence decisions that it makes with regard to developing healthy communities across Warwick District, reflecting its commitment to the goal of setting health issues high on its agenda. The Council will also, through its infrastructure planning, liaise with the relevant agencies including Public Health Warwickshire, NHS England, NHS Property Services, South Warwickshire Clinical Commissioning Group and the South Warwickshire Foundation Trust to ensure that new development contributes to the delivery of additional healthcare provision and infrastructure as required throughout the plan period.
- 5.79 Good access to healthcare facilities is essential and is particularly relevant in relation to housing developments for the elderly and less physically able people in society. Access to well designed, energy efficient housing stock to cater for all sectors of society will be also be beneficial in reducing health inequalities and there should be an appropriate mix by type (size) and tenure to reduce housing waiting lists and create neighbourhoods that are welcoming, accessible and inviting for all regardless of age, health or disability.
- 5.80 Opportunities to partake in exercise can be provided in many ways. Good footpath and cycling networks are fundamental in creating environments where people can move safely and benefit from opportunities to access local services and facilities. Similarly, access to high quality public open space and recreational facilities for sport and leisure can help motivate people to partake in healthy activities/lifestyles.
- 5.81 The protection of existing, and future provision of local shops and services and community facilities is also central in delivering sustainable developments that reduce dependency on the use of private motor vehicles. This brings two-fold benefits of increasing the opportunity to walk and cycle as well as ensuring that there are appropriate places for people to meet and interact.
- 5.82 There are a wide range of other policies contained in this this Plan that will assist in the aim of ensuring good development and are integral in the delivery of positive health benefits.
- 5.83 It is important that new developments meet the requirements of these policies and that collectively they deliver good development conducive to encouraging people to partake in healthier lifestyles.

- 5.84 It will be important to monitor the on-going impacts of policy requirements on the delivery of healthier communities. The Director of Public Health's annual report will be a vehicle for providing information about the health of local communities and identifying health gaps and priorities that need to be addressed.

HS7 Crime Prevention

The layout and design of development will be encouraged to minimise the potential for crime and anti-social behaviour and improve community safety. Development proposals will be expected to demonstrate that they:

- a) orientate and design buildings to enable natural surveillance of public spaces and parking areas;
- b) define private, public and communal spaces;
- c) create a sense of ownership of the local environment; and
- d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development.

Explanation

- 5.85 The appearance of development and its relationship with its surrounding environment can have a significant effect on the perceived and experienced safety of an area. The securing of new development that can discourage anti-social behaviour is therefore important. This can be achieved through careful consideration of design and layout with regard to security. Reducing crime and the fear of crime is recognised as an important priority by the Council and it is also required under Section 17 of the Crime and Disorder Act 1998 to take account of crime and disorder in all of its work.
- 5.86 The objective of this policy is to design developments, including conversion schemes, which minimise crime and anti-social behaviour. Consideration should be given to enabling natural surveillance and incorporating safety measures in the layout and design of new development. The ability to incorporate security features should also be considered as an integral part of the development.
- 5.87 It is acknowledged that the most appropriate layout and design for promoting crime prevention may not accord with other policy objectives, such as achieving good design or securing accessible layouts. The Council will expect applicants to demonstrate how they have sought to balance these competing objectives and where they have made clear choices between policies.

HS8 Protecting Community Facilities

Redevelopment or change of use of community facilities that serve local needs will only be

permitted where it can be demonstrated that:

- a) There are similar facilities accessible to the local community by means other than the car, and either;
- b) The facility is redundant and no other user is willing to acquire and manage it, or;
- c) There is an assessment demonstrating a lack of need for the facility within the local community.

Explanation

- 5.88 It is important that existing community facilities serving local needs are protected and that additional new facilities should be properly located. This can, however, raise problems with adjacent uses, particularly where the community facilities are located within predominantly residential areas. The historic fabric of the District's towns also can cause problems where the use may not be compatible with the character of the building or area. The council will support proposals to enhance the quality of existing facilities which meet a local need.
- 5.89 The National Planning Policy Framework supports the principle of locating day to day facilities which need to be near their clients in local and rural service centres and in locations likely to be accessible without the use of a car.
- 5.90 For the purposes of these policies, the reference to community facilities includes a wide range of uses within Use Class D1 such as places of worship, dental and medical surgeries, community halls, local education facilities, crèches and nurseries for the care of children. In exceptional circumstances, the Council may apply this policy to other facilities that meet a community need where the grant of permission would result in a demonstrable shortfall in the locality.
- 5.91 In recent years, the Council has received many applications for the conversion of individual properties to uses such as dentists and nurseries. In such cases the Council will require the applicant to demonstrate that the proposed use will not detract from the character of the area or affect the amenity of local residents in accordance with other policies of this Plan.
- 5.92 For the redevelopment or change of use of community facilities when demonstrating need the applicant will be required to provide evidence to prove that the facility has been actively marketed for a community use for at least a period of twelve months.
- 5.93 In cases proposing the development of greenfield land the council will expect the applicant to demonstrate that all viable previously developed land options have been investigated.

References

- Green Space Strategy (2012)

- Parks and Open Spaces Audit 2008
- Green Infrastructure Study (2010)
- Indoor Sport and Built Facilities Study (2013)
- Playing Pitch Study (2014)
- Sport and Leisure Strategy

Climate Change

- 5.94 It is widely accepted that the climate is warming and that the impacts will be felt into the future even if CO₂ emissions are reduced significantly. Climate change will therefore present major challenges affecting people's lives, homes and businesses which need to be taken into account in the delivery of new development through this Plan.
- 5.95 The Council is committed to addressing the causes of climate change by reducing carbon emissions and increasing the generation of energy from low carbon and renewable sources. Nationally a target has been set to reduce carbon dioxide from 1990 levels by 34% by 2020 and 80% by 2050 and to source 15% of UK energy from renewable sources by 2020. It is anticipated that there is the opportunity to reduce carbon emissions in Warwick District by 12% (128,000 tCO₂ per year) over the next 15 years.

CC1 Planning for Climate Change Adaptation

All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate:

- a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
- b) optimising the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1;
- c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3;
- d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SUDS in accordance with Policy FW2;

Applicants will be required to set out how the requirements of the policy have been complied

with including justification for why the above measures have not been incorporated.

Explanation

5.96 It is anticipated that the future climate in Warwick District will be characterised by:

- warmer, wetter winters with average temperatures 1.3 C higher by the 2020s and 2.1 C higher by 2050s with 5% more rain;
- hotter, drier summers with average temperatures 1.5 C higher by the 2020s and 2.6 C higher by the 2050s with 7% less rain, and;
- more frequent extreme weather events

5.97 The effect of these changes on the built environment will include:

- heat stress - buildings will be more likely to overheat due to higher summer temperatures requiring the need for cooling;
- water stress – decreased water availability and water quality due to less rainfall;
- increased risk of subsidence and heave due to hotter summers with less rainfall, affecting buildings and underground infrastructure;
- risk to buildings from wind and extreme weather events, and;
- more intense rainfall events compromising existing drainage systems resulting in an increased likelihood of flooding.

5.98 The Council recognises the importance of ensuring these impacts are taken into account in the way new buildings are designed and the way we use the built environment. National planning policy acknowledges that planning has a key role to play in minimising vulnerability and providing resilience to the impacts of climate change and that local authorities should adopt proactive strategies to mitigate and adapt to climate change.

5.99 It is important that buildings are designed to ensure resilience not just in the short term but throughout the anticipated lifetime of the building. This should include designing buildings to keep cool without using power through the use of appropriate construction materials, layout and building orientation and the use of green infrastructure for urban cooling and shading. Consideration should also be given to the need for water conservation through a range of water efficiency measures such as the use of water butts through to grey water recycling systems.

5.100 Some of the measures identified in this policy also fulfil other functions. For example, the appropriate provision of green infrastructure also has an important recreational and

ecological role. Adapting to the future climate should therefore be seen as important in the delivery of well-designed sustainable communities.

- 5.101 It is also important to ensure that new development avoids areas of high flood risk and is designed to minimise surface water flooding through the use of Sustainable Urban Drainage Systems (SUDs).
- 5.102 It is recognised that the scale and nature of certain developments may mean some of the adaptation measures listed would not be appropriate. For example, extensions or change of use proposals may not present the opportunity to incorporate green infrastructure. Where this is the case, applicants should demonstrate that they have sought to maximise resilience to the impacts of climate change in other ways.
- 5.103 The Council will expect the applicant to demonstrate how the objectives of this policy have been met in the Sustainable Buildings Statement.

CC2 Planning for Renewable Energy and Low Carbon Generation

Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:

- a) the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity;
- b) the proposal has been designed to minimise the impact (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact;
- c) the design would not result in substantial harm to any adjacent heritage assets and local areas of historical and architectural distinctiveness;
- d) where appropriate, the scheme can link in with proposals being brought forward through the Council's Low Carbon Action Plan and any other future Climate Change strategies;
- e) the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging District Heating Systems);
- f) for biomass, it should be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised, and;
- g) for proposals for hydropower the application should normally be accompanied by a flood risk assessment.

Explanation

- 5.104 The importance of increasing the amount of energy from low carbon and renewable technologies in reducing carbon emissions, helping to ensure fuel security and stimulating investment is recognised at all levels. The Council is committed to addressing energy usage in its own building stock through the delivery of projects in the Low Carbon Action Plan including opportunities for small scale District Heating Systems.
- 5.105 National planning policy is clear that planning has an important role to play in supporting the delivery of new renewable and low carbon energy infrastructure. National Planning Policy is clear that local authorities should take a positive approach and applicants should not be required to justify the overall need for renewable or low carbon energy proposals. It is recognised that even small scale projects contribute towards cutting greenhouse gas emissions. However it is acknowledged that this does not mean that the need for green energy overrides environmental protections and the planning concerns of local communities.
- 5.106 The delivery of such proposals therefore needs to be carefully managed in the context of the natural and historic environment and in relation to the impact on local amenity. In balancing these objectives it is important to acknowledge that the impact of specific technologies will differ and vary by location. The technical considerations affecting the siting of certain technologies should also be taken into account. For example for biomass, access to sustainable sources of fuel and, where necessary, appropriate transport links. For wind turbines, predicted wind resource and information on air safeguarding are important, and, for hydro power, access to adequate water sources is essential.
- 5.107 The District has a rich historic character with a considerable number of Listed Buildings and Scheduled Ancient Monuments some of which are of national significance. Care will be taken in assessing proposals for renewable and low carbon technologies to protect the setting of any heritage assets in a manner appropriate to their significance.
- 5.108 Careful consideration will be given to the visual, landscape and ecological impacts of proposals particularly in the case of large scale technologies. It is recognised that depending on their scale and design wind turbines and solar technologies, particularly large scale solar farms, can have a negative impact on the rural landscape. Any proposals in the Green Belt will need to demonstrate the very special circumstances to justify development.

Solar Power

- 5.109 Large scale solar farms should be focused on previously developed and non-agricultural land. Where green field sites are proposed it should be demonstrated that the use of any agricultural land is necessary and where applicable the proposal allows for continued agricultural use. Where possible best and most versatile agricultural land should be protected. Given that solar farms are temporary structures the Council may apply planning conditions to ensure that the land is restored to its previous green field use in the event that the operation ceases. Specific consideration will be given to the effect of glint and glare on

neighbouring uses and aircraft safety including additional impacts if the array follows the movement of the sun. Applicants should demonstrate that opportunities to mitigate landscape and visual impacts through for example, screening with native hedges have been maximised.

Wind Power

- 5.110 For proposals for wind technology, consideration should in particular be given to safety in relation to the distance to power lines and buildings, the impact on air traffic, Ministry of Defence operations, weather radar and the strategic road network. The Council will also expect the applicant to demonstrate that any cumulative visual and landscape impacts have been considered. For example, the degree to which the development would become a significant or defining characteristic of the landscape and a feature in particular views and the impact on people experiencing those views. In assessing this consideration will be given to the sensitivity of the landscape.

Hydropower

- 5.111 In the case of hydro power, the applicant should undertake early engagement with the Council and the Environment Agency to identify any potential planning issues and any proposal should normally be accompanied by a flood risk assessment.
- 5.112 Protecting local amenity is an important consideration which will be given proper weight in considering proposals. Applicants should demonstrate how the design, siting and location of any proposal has sought to minimise the impact.

CC3 Buildings Standards Requirements

Residential buildings

All new residential development of 1 dwelling or more (including replacement dwellings) is required to achieve Code for Sustainable Homes Level 4 from the date of adoption of the Local Plan and level 5 from 2016 (or any future national equivalent) unless it can be demonstrated that it is financially unviable.

Non-residential buildings

All non-residential development over 500 sq. m is required to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable.

In meeting the carbon reduction targets set out in the Building Regulations and in the above Code for Sustainable Homes and BREEAM standards, the Council will expect development to be designed in accordance with the following energy hierarchy:

- 1) Reduce energy demand through energy efficiency measures

2) Supply energy through efficient means (i.e. low carbon technologies)

3) Utilise renewable energy generation

The Council will expect applicants to consider the potential to incorporate large scale decentralised district heating networks such as Combined Heat and Power (CHP) on the Strategic Sites identified in this Plan.

Applicants will be required to submit a Sustainable Buildings Statement to demonstrate how the requirements of Climate Change policies in this Plan and any other relevant local climate change strategies have been met.

Explanation

- 5.113 National targets for achieving zero carbon for residential development by 2016 and for non-residential development by 2019 will be taken forward through the progressive tightening of the Building Regulations. The Council will not require development to exceed national requirements in terms of carbon reduction but is committed to ensuring that other elements of sustainable construction which will not be delivered through building regulations keep pace (for example pollution, ecology, sustainable use of materials in building design).
- 5.114 The Council will apply this policy to all new build residential development of one dwelling or over and non-residential development of 500sq. m or more (changes of use are exempt from the policy). The threshold set for non-residential development seeks to ensure that the requirements of the policy are not imposed on modest structures and therefore avoids unnecessary burdens being placed on development. Buildings without heating and water will not be required to comply with the policy.
- 5.115 The Council will require new development to meet the Code for Sustainable Homes level in line with mandatory building regulations for carbon reduction unless it is abolished or replaced with an alternative equivalent national standard. In March 2014 following the Housing Standards Review the government announced its intention to consolidate many requirements of the Code into the Building Regulations. This will require considerable changes to the Code and a reconsideration of its role.
- 5.116 Until these changes are finalised the Council will expect applicants to comply with the requirements of this policy. In the event that no equivalent standard is adopted development will still be required to comply with the energy hierarchy in meeting the Building Regulations.
- 5.117 In meeting this policy the Council will encourage new residential development to meet a standard of 90 litres/person/day (l_{pd}) in terms of water efficiency (see Policy FW3). Where possible applicants should consider meeting the minimum water requirements for the code levels specified in the policy.

- 5.118 For non-residential development the Council will expect buildings to be designed in line with BREEAM standards which represent best practice in sustainable design for non-residential buildings.
- 5.119 Developments exempt from this policy will still be required to meet standards for sustainable construction set out in building regulations and are encouraged where possible to incorporate measures required through this policy.
- 5.120 It is accepted that there may be instances where achieving the requirements of this policy will not be financially viable. Where this is the case the Council will expect applicants to set out in the Sustainable Buildings Statement, by way of a financial appraisal, why the requirements of this policy cannot be met.
- 5.121 It is important that overall energy demand is reduced before looking to alternative methods of energy generation. Therefore in meeting mandatory carbon reduction targets the Council will expect developments to be designed in line with the energy hierarchy which seeks to minimise energy use first.
- 5.122 The Council's Low Carbon Action Plan identifies a series of schemes and initiatives to reduce carbon emissions in the District. These include energy efficiency projects in buildings, the use of low and zero carbon technologies for generating energy locally and ways to address the impact from transport. It is important that any opportunities to support or facilitate the delivery of these projects are taken into account in development proposals and the Council will expect evidence of this as part of any planning application.
- 5.123 The scale and mix of uses proposed on the large strategic allocations identified in this plan present an opportunity for the use of decentralised district heating networks including tri-generation (combined cooling, heat and power). The use of these types of technology will become more important during the plan period in order to achieve zero carbon emissions from new dwellings. There is also potential in using such technologies to meet the energy demands of neighbouring uses.
- 5.124 The revised definition of zero carbon relates to net regulated emissions within the scope of building regulations (excluding emissions from appliances, lighting etc.). It is accepted that it may be difficult to meet zero carbon emissions on certain sites and therefore once fabric efficiency and low carbon generation have been taken into account the remainder will be made up by what will be known as allowable solutions. The exact nature of what this will involve is still uncertain however one method may be through a carbon offsetting fund collected through building regulations. In such an instance it is anticipated that any payments locally would contribute towards the delivery of the Low Carbon Action Plan.
- 5.125 In demonstrating how the requirements of the policy have been met the applicant should demonstrate that any relevant proposals being brought forward through the Council's Low

Carbon Action Plan and the Council's mechanism for delivering allowable solutions have been taken into account.

5.126 The Council already has supplementary guidance on achieving Sustainable Buildings including advice on what should be included in the Sustainable Buildings Statement. This will be revised to set out further guidance on how to demonstrate compliance with the Climate Change policies in this Plan.

References

- National Planning Policy Framework (NPPF)
- Intergovernmental Panel on Climate Change Fifth Assessment Report Summary (September 2013)
- Warwick District Climate Change Adaptation Study (2011)
- Planning practice guidance for renewable and low carbon energy (July 2013)
- National Planning Practice Guidance March 2014
- Warwick District Low Carbon Action Plan (2012)
- Renewable Energy and Low Carbon Feasibility Study (2010)
- Building a Greener Future: towards zero carbon development / Building a Greener Future policy statement (issued December 2006)
- Climate Change Act 2008
- UK Low Carbon Transition Plan (2009)
- Renewable Energy Directive 2009
- Building a Greener Future: towards zero carbon development / Building a Greener Future policy statement (issued December 2006)
- The Carbon Plan: Delivering our low carbon future (2011)
- Housing standards review
- Code for sustainable homes: Technical Guidance - November 2010
- Costs of building to the Code for Sustainable Homes updated cost review (August 2011)
- House of Commons environmental Audit Committee – Code for Sustainable Homes and the Housing Standards Review (Eighth report of session 2013 – 2014) briefing

- BREEAM 2011 New Construction standard

Flooding and Water

- 5.127 National planning policy is clear about the approach to be taken by local authorities towards dealing with flooding issues at all stages of the planning process.
- 5.128 Warwick District has a history of flooding due to the many rivers and watercourses traversing the area, including the rivers Avon, Sowe, Leam, Itchen and Canley Brook and Finham Brook. In the last thirty years there has been flooding on many occasions due to heavy rainfall increasing watercourse and river levels and, more recently in 2007, being largely attributable to drainage problems and water draining off agricultural land. The anticipated implications of climate change will only increase the District's vulnerability to such events and it is important therefore to appraise, manage and reduce the risk of flooding, directing development away from areas at risk of flooding wherever possible.

FW1 Development in Areas at Risk of Flooding

Development will be directed away from areas of flood risk. However if development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the following criteria are met:

- a) the type of development is appropriate to the level of flood risk associated with its location with reference to Warwick District Council's Strategic Flood Risk Assessment (SFRA) flood zone maps and advice on appropriate uses within these zones from the Environment Agency;
- b) it can be demonstrated that no suitable alternative sites are available in an area of lower risk;
- c) it is provided with the appropriate minimum standard of flood defence (including suitable warning and evacuation procedures) which can be maintained for the lifetime of the development;
- d) it does not impede flood flows, does not increase the flood risk on site or elsewhere or result in a loss of floodplain storage capacity;
- e) it would not be subject to regular flooding;
- f) the site is not required for washland creation as part of the overall flood defence strategy for the river catchments;
- g) in the case of dwellings, it is evident that as a minimum, safe, dry pedestrian access would be available to land not at high risk, and;
- h) in the case of essential civil infrastructure, access must be guaranteed and must be

capable of remaining operational during all flooding events.

A sequential, risk-based approach to the location of suitable development will be undertaken by the Council based on the Environment Agency's latest flood maps, SFRA flood zones and Vulnerability Classification to steer new development to areas with the lowest probability of flooding avoiding, where possible, flood risk to people and property and managing any residual risk.

The Exception Test (for use when there are large areas in Flood Zones 2 and 3, "where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is necessary) will apply where development will provide wider sustainability benefits that outweigh flood risk, fully informed by a Flood Risk Assessment (FRA) which indicates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible reducing flood risk overall.

Land that is required for current and future flood management will be safeguarded from development.

Where development is supported as an exception to this policy within high risk areas, applicants will need to demonstrate that they strictly comply with criteria b), c), d), and g) above.

Applicants will be required to demonstrate how they comply with this policy by way of a Flood Risk Assessment, appropriate to the scale and nature of the development proposed, where the development is:

- a) within a river floodplain, as defined by the Warwick District SFRA indicative flood zone maps;
- b) within or adjacent to any watercourse;
- c) adjacent to, or including, any flood bank or other flood control structure;
- d) within an area where there may be drainage problems;
- e) likely to involve the culverting or diverting of any watercourse, or;
- f) of such size and nature relative to the receiving watercourse/drainage system that there could be a significant increase in surface water run-off from the area.

Explanation

5.129 At a national level the aim is to direct development away from areas of high flood risk and avoid inappropriate development in areas at risk of flooding.

- 5.130 Where development cannot take place in areas of low flood risk, a sequential test should be applied in which it is acknowledged that extensive areas of built development fall into the high risk areas and that the re-use of previously developed land may be needed to avoid economic stagnation. Where in the wider overall interest, development is supported as an exception to this policy with high risk areas, applicants will need to demonstrate that they strictly comply with criteria b, c and d of the policy.
- 5.131 The Environment Agency has produced indicative flood zone maps for local and other watercourses. The maps are based upon the approximate extent of flooding and is indicative only, being based on the best information available at the time. These maps should be used as a basis for consultation and not for decision making. Applicants are advised to contact the Environment Agency for the most up to date indicative flood zone maps to identify any changes. Additional information may be obtained by contacting the Council's drainage engineers.
- 5.132 SFRA maps show flood zones in the District. The flood zones show the level of risk and appropriate uses within them. The flood zones are, Zone 1, being the low probability zone where all land uses are considered acceptable; Zone 2 which carries medium risk and essential infrastructure and where water compatible uses which are less vulnerable are appropriate; Zone 3 which is the flood plain and only suitable for water compatible and less vulnerable uses.
- 5.133 The Council has undertaken a Stage One Strategic Flood Risk Assessment (April 2013) which informed its Revised Development Strategy for the allocation of land for housing and employment. This has also provided a basis for a strategic policy to set a framework for more site-specific Flood Risk Assessments (FRA's) by:
- a) choosing sites outside flood risk zones as far as practicable;
 - b) controlling development within flood risk areas and the types of development which may be considered;
 - c) assessing opportunities to facilitate the relocation of development, and;
 - d) incorporation of measures to address flood risk from all new developments, such as sustainable urban drainage systems (SUDs).
- 5.134 The purpose of this policy is to direct new development to areas at the lowest risk of flooding first. It will then be necessary to carry out a sequential test to find the most appropriate site which carries the lowest level of risk possible according to the type of development proposed.

FW2 Sustainable Urban Drainage

Appropriate Sustainable Urban Drainage Systems (SUDS) are required in all developments.

Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:

- a) be designed and located sensitively to integrate with Green Infrastructure functions;
- b) promote enhanced biodiversity;
- c) increase landscape value, and;
- d) provide good quality open spaces.

Infiltration SUDs is the preferred way of managing surface water. The developer will carry out infiltration tests possible and a ground water risk assessment to ensure that this is possible and that ground water would not be polluted. Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the EA) at a rate no greater than greenfield development.

In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that:

- a) it is not possible to incorporate sustainable drainage systems;
- b) an acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation, and;
- c) contributions will be made to off-site SUDS schemes

The re-use and recycling of surface water and domestic waste water within new development will be encouraged

Explanation

5.135 SUDS involve a range of techniques that mimic the way that rainfall drains in natural systems and avoids any increase in flood risk or adverse effect on water quality. Many existing drainage systems can cause problems of flooding, pollution or damage to the environment and are not proving to be sustainable in the long term. The key objectives in the use of SUDS are:

- a) reducing flood risk;
- b) maintaining and restoring natural flow rate and volume of surface runoff to reduce the risk of flooding;
- c) improving water resources;
- d) enhancing amenity and minimising diffuse pollution;

- e) reducing pressure on the sewerage network, and;
- f) improving biodiversity and local amenity.

5.136 Warwickshire County Council is the 'lead local flood authority' with responsibility for developing, maintaining and monitoring a Local Flood Risk Management Strategy in partnership with other relevant bodies in the area. Warwickshire County Council is required, as the Sustainable Urban Drainage Approving Body (SAB), to be responsible for the approval of drainage systems within planning applications, within Warwick District, and also for adopting and maintaining SUDS serving more than one property through the application of national standards under Schedule 3 to the Flood Water and Management Act 2010. Warwickshire County Council may also introduce its own local standards in addition to national standards. The County Council also has a duty as the lead flood authority to prepare preliminary flood risk assessment maps in accordance with the EU Flood Directive.

FW3 Water Conservation

The Council will encourage new residential development of one dwelling or more to meet a standard of 90 litres/person/day (lpd) in terms of water efficiency.

Explanation

5.137 The Council is committed to ensuring the creation of well-designed sustainable buildings and considers that water conservation is a key part of this. It is considered that the application of appropriate methods for water conservation in new homes will ensure long term resilience to the future impacts of climate change. A current level of 125 litres/person/day (lpd) is set in the Building Regulations and the Government is proposing to allow local authorities to introduce a tighter level of 110 lpd in areas of high water stress. The Water Cycle Study (2010) identified that the Council should seek that all new development is built at Code for Sustainable Homes (CSH) level 3/4 for water efficiency as a minimum. The Council will therefore encourage applicants to meet the minimum requirement for Code Level 4 of 90 litres/person/day (lpd). This also aligns with Policy CC3, which seeks all new residential development to meet CSH level 4 from the adoption of the Local Plan.

FW4 Water Supply

Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:

- a) minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having regard to Severn Trent's Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study;
- b) ensuring that any new infrastructure required to serve a new development does not have a detrimental and harmful impact on existing systems, the amenity of local

residents and/or the environment, and;

- c) ensuring that any new infrastructure provision is provided alongside new development.

Development proposals will not be permitted where additional abstraction will result in a reduction in water quality which will have an adverse effect on existing supplies, fisheries, recreation or nature conservation.

Explanation

5.138 Severn Trent Water is the appointed water company for the district with the responsibility of providing sufficient quantity and quality of water to meet demand whilst minimising the impact on the environment.

5.138.1 Severn Trent's Water Resources Management Plan outlines the ways in which continuous supplies can be maintained and expanded to meet the additional demands made by new developments in the area.

The Environment Agency has recently reformed its water abstraction management in England to take account of growing demand and the subsequent threat to the natural environment.

References

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance
- Warwick District Strategic Flood Risk Assessment (2013)
- Sustainable Drainage Systems (Anglian Water) (2014)
- Sustainable Drainage Systems (SuDS) (British Geological Survey) (2014)
- National Standards for sustainable drainage systems. Designing, constructing, operating and maintaining drainage for surface runoff (DEFRA) (December 2011)
- Warwick District Council 'Stage One' Strategic Flood Risk Assessment, Mouchel (April 2013)
- River Basin Management Plan for the River Severn Basin District (December 2009)
- Draft Water Resources Management Plan, Severn Trent Water (2013)
- Severn Trent AMP5 Delivery programme 2010-2015 (Longbridge)
- River Severn Catchment Flood Management Plan, Environment Agency (2009)

- Warwickshire sub-regional Water Cycle Study, Warwick District Council March (2010)
- Future Water, the Government's Water Strategy for England, DEFRA, (February 2008)
- HM Government Water for Life, DEFRA, (December 2011)
- The Water Bill, (June 2013)
- Conserving Water in Buildings, a practical guide (Environment Agency) (2007)
- BREEAM 2011 New Construction standard
- Code for sustainable homes: Technical Guidance - November 2010

Historic Environment

- 5.139 Warwick District has a reputation as a desirable place to live, work and visit. Fundamental to this reputation is the rich history of the area that has left a legacy of fine historic buildings and areas. Warwick has a mediaeval town centre and has become a popular national tourist destination focussing on its famous castle. Royal Leamington Spa grew in size and prominence during the 18th and 19th centuries and this has left a fine legacy of Regency and Georgian buildings. Kenilworth's history focuses on its castle, the largest ruined castle in England.
- 5.140 The District also contains many other important historic buildings, areas and parklands, ranging from formal Victorian gardens to historic Deer Parks. The district also contains a range of fine historic houses including Stoneleigh Abbey (which underwent a major restoration a few years ago) and Packwood House and Baddesley Clinton, now both owned by the National Trust.
- 5.141 This historic legacy has been carefully guarded and today Warwick District has 26 Conservation Areas and over 1,500 Listed Buildings, 12 Parks and Gardens that are recognised nationally as being of special historic interest and a large number of Scheduled Ancient Monuments.
- 5.142 Much work has been done to protect and enhance this historic environment by the Council together with local groups and national bodies such as English Heritage. In carrying out this work, and in seeking provide appropriate planning policies through this Plan, there is recognition locally that the historic environment is important for its own sake as well as for the role it has in creating an attractive environment to live and work.

HE1 Protection of Statutory Heritage Assets

Permission will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity or setting.

Development will not be permitted where it will adversely affect the setting of a Listed Building.

Changes of use of Listed Buildings from their original use will only be permitted where:

- a) the original use has been demonstrated to be no longer appropriate or viable, and;
- b) the proposed use is sympathetic to the special architectural or historic interest and setting of the Listed Building and enhances the significance of the heritage assets.

Restoration of, and alteration to, Listed Buildings will only be permitted using traditional, natural materials and appropriate colours and finishes.

Explanation

- 5.143 Warwick District has a rich heritage of over 1500 Listed Buildings, which are of national importance. Their maintenance and protection is important in helping to define and protect the historic character of the District. The Council is committed to ensuring that Listed Buildings are given a high level of protection and enforcement action will be taken against unauthorised and unacceptable works to Listed Buildings. The Council maintains a public register of all Listed Buildings which is available to view at the Council Offices.
- 5.144 The NPPF recognises that heritage assets are irreplaceable resources and requires local authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to adopt suitable policies to protect it.
- 5.145 There is a statutory requirement that authorities should have special regard to the desirability of preserving any Listed Building, its setting or any features of special architectural or historic interest that it possesses. In considering applications relating to Listed Buildings, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting. Applicants will therefore be required to submit detailed plans with accurate survey drawings, a Design and Access Statement and, where appropriate, historical analyses Heritage Statement to support their application.
- 5.146 It is acknowledged that the protection of Listed Buildings may not be consistent with the need to promote accessibility and inclusion in accordance with Policy HS1. The Council will expect applicants to demonstrate how they have sought to reasonably balance these competing objectives and where they have made clear choices between policies.
- 5.147 The design of new buildings and alteration to existing buildings affecting the setting of Listed Buildings needs careful consideration. New buildings and alterations to buildings should be designed to respect the setting of Listed Buildings, following the principles of scale, height, massing, alignment and the use of appropriate materials. Proposals that do not accord with the above requirements will not be permitted.

- 5.148 Listed Buildings vary in the extent to which they can accommodate changes of use without harm to their special architectural or historic interest. The best use of a Listed Building is usually the use for which the building was originally designed. The Council considers the continuation or the reinstatement of that use as the preferred option unless that use conflicts with other policies of this Plan or the original use is no longer viable.
- 5.149 Applicants seeking to demonstrate that the original use is no longer viable must prove that all efforts have been made to retain the building in its original use but that this is no longer feasible. Where a change of use is acceptable in principle, the applicant will also be required to demonstrate that the proposed use does not harm the appearance and setting of the building.
- 5.150 Each historic building has its own characteristics related to its original design and its original or subsequent uses. The use of appropriate materials in any restoration or alteration works will be important to maintain the character and appearance. The objective of this policy is to ensure that any works or alterations to Listed Buildings are carried out using appropriate materials to preserve the integrity of the building. The use of UPVC windows, artificial or imported roofing material, plastic rainwater goods and the use of inappropriate colours are all examples that will not be permitted.
- 5.151 The Council has a long tradition of working with owners of listed properties to ensure that buildings are restored or altered sympathetically and a range of guidance is available from the Council to assist applicants. The Council will also exercise its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 to take action to ensure that Listed Buildings in private ownership are properly maintained and not allowed to fall into disrepair.
- 5.152 The National Planning Policy framework supports the transition to a low carbon future in a changing climate including the use of renewable energy. In the context of the historic environment, measures to support a low carbon future will be supported where they do not conflict with policies relating to the historic environment.
- 5.153 Where Listed Buildings are considered to be at risk the Council will seek to pursue their restoration and where appropriate bring them back into viable use.

HE2 Protection of Conservation Areas

Development will be expected to respect the setting of Conservation Areas and important views both in and out of them.

Applications for changes of use which cannot be achieved without unsympathetic alterations will not be permitted.

Alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted.

There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area.

Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve and enhance the Conservation Area.

New development within Conservation Areas should make a positive contribution to the local character and distinctiveness of the Conservation Area.

Measures will be taken to restore or bring back into use areas that presently make a negative contribution to Conservation Areas.

- 5.154 Conservation Areas are a designated historic asset and have an important role to play in maintaining the quality of the environment in Warwick District. The Council has a duty imposed on it under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as Conservation Areas any "areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance". It is important that development both within and outside of Conservation Areas should not adversely affect the setting of a Conservation Area by impacting on important views and groups of buildings from inside and outside the boundary.
- 5.155 Gardens and open spaces that add to the historic appearance and interest of Conservation Areas should be protected from development.
- 5.156 In appropriate cases, the Council may require change of use applications to be accompanied by other relevant applications, e.g. for Conservation Area or Listed Building consent, to ensure that all relevant issues pertaining to the proposed change of use can be considered together.
- 5.157 The Council will also continue to seek directions under Article 4 of the Town and Country Planning Act 1995, to restrict permitted development rights in order to maintain the areas of high quality townscape.
- 5.158 The Council will also consider, when appropriate, the designation of new Conservation Areas and the review of existing areas listed below.
- 5.159 Unlisted buildings can often contribute significantly to the special architectural or historic importance of Conservation Areas. Buildings which do not merit statutory listing often contribute as much to the overall character of Conservation Areas as those that are Listed Buildings. This policy therefore seeks to retain the integrity and form of unlisted buildings in the Conservation Area and resists alterations and demolitions to these buildings where this would have an adverse effect upon the overall character of the Conservation Area.

Furthermore, the demolition of unlisted buildings will only be supported where details of an appropriate replacement building are provided. In such cases a condition will be imposed to ensure that demolition does not take place until a contract for redevelopment has been entered into and planning permission for those works has been granted. This will prevent unsightly gaps appearing as a result of demolition far in advance of redevelopment.

Conservation Areas in Warwick District	
Ashow	Leek Wootton
Baddesley Clinton	Lowsonford
Baginton	Norton Lindsey
Barford	Offchurch
Bishops Tachbrook	Rowington
Bubbenhall	Sherbourne
Cubbington	Stoneleigh
Eathorpe	Wappenbury
Kenilworth	Warwick
Kenilworth (Clarendon Road)	Warwick (Victoria Street)
Kenilworth (St Johns)	Wasperton
Kenilworth (Waverley Road)	Whitnash (Church Green)
Lapworth	Whitnash (Chapel Green)
Leamington Spa	Wroxall
Leamington Spa (Lillington Road North)	Warwick Common
Leamington Spa (Lillington Village)	

HE3 Control of Advertisements in Conservation Areas

Erection of advertisement hoardings will not be permitted within Conservation Areas.

Consent will not be granted for advertisements on Listed Buildings and within Conservation Areas that would have a detrimental impact and do not follow the Council's guidance.

New and replacement advertisements on Listed Buildings and within Conservation Areas shall make a positive contribution to the local character of an area and shall be in accordance with local design guide documents.

Explanation

- 5.160 Advertisement hoardings can be detrimental to the character and appearance of buildings and Conservation Areas. The Council will not permit the erection of new hoardings and will encourage the removal of unsightly hoardings. Discontinuance action will be taken where existing advertisements and hoardings have a detrimental impact upon an area.
- 5.161 The Council will seek to establish areas of special advertisement control within Conservation Areas to control advertisements on unlisted buildings as appropriate.
- 5.162 Advertisements will be expected to conform with guidance given in local shopfront design guides.

HE4 Protecting Historic Parks and Gardens

Development will not be permitted if it would result in substantial harm to the historic structure, character, principal components and setting of Parks and Gardens of Special Historic Interest included in the English Heritage Register, as defined on the Policies Map. Development that would cause less than substantial harm to the character, principal components and settings of Parks and Gardens of Special Historic Interest included in the English Heritage register as defined on the Policies Map, should be weighed against the public benefits of the proposal, including securing optimum viable use.

Development will be strongly resisted if it would cause substantial harm to the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local List. Development that would cause less than substantial harm to the character, principal components and settings of locally important Historic Parks or Gardens included in the Warwick District Local List should be weighed against the public benefits of the proposal, including securing optimum viable use.

Explanation

- 5.163 Historic Parks and Gardens are an important cultural, historical and environmental asset within the District and the Council wishes to ensure they are protected, maintained and restored. The objective of this policy is to protect them from development that would harm their character.
- 5.164 There are two registers of historic parks and gardens; those designated by English Heritage and those designated by Warwick District Council.
- 5.165 English Heritage has compiled a register of Historic Parks and Gardens of special interest in England. This list is constantly under review and may be added to where new parks are considered worthy of inclusion. The purpose of the register is to draw attention to such landscapes, their layout, features and architectural ornamentation. Landscapes are allocated grades; grade I are of international importance, grade II* are of exceptional historic interest and grade II are of special historic interest. The Planning Authority will consult English Heritage on planning applications affecting grade I and grade II* registered sites and their settings, and The Garden History Society on applications affecting registered sites of all grades. A list of the Gardens is set out below.
- Baddesley Clinton Hall Baddesley Clinton Grade II
 - Mallory Court Bishops Tachbrook Grade II
 - Kenilworth Castle Kenilworth Grade II*
 - Packwood House Lapworth Grade II*
 - Spa Gardens Leamington Spa Grade II

- Stoneleigh Abbey and Deer Park Stoneleigh Grade II*
- Guy's Cliffe Warwick Grade II
- Hill Close Gardens, Linen Street Warwick Grade II*
- Lord Leycester Hospital Warwick Grade II
- Warwick Castle and Castle Park Warwick Grade I
- Wroxall Abbey Warwick Grade II

5.166 Where proposals are made for restoration, it will be necessary for the applicant to show that the work proposed would not detract from the character and significance of the landscape as set out in an agreed conservation statement or conservation plan. The Council also wishes to protect the views out across the parks and gardens from associated Listed Buildings. This applies to both the English Heritage registered parks and gardens and those on the local register.

5.167 The Council maintains its own list of Parks and Gardens which are of historical interest but which do not at present meet the criteria for inclusion on the national register. These are important in landscape terms, and often form the setting of Listed Buildings. Whilst it is recognised that they are of less significance nationally, they are important within a local or regional context. The purpose of the list is to ensure that the case for protecting such parks and gardens is fully taken into account when considering development proposals and to act as a spur to the formulation of positive restoration proposals. A list of these locally important parks and gardens is set out below (this list is not exhaustive and is based upon research evidence available at the time of plan preparation). The boundaries of these parks and gardens will be defined in due course.

5.168 Additions can be made if new parks and gardens are found to be worthy of inclusion. Conversely, existing areas on the list can be removed if, through further research, they are found to be unsuitable for inclusion. The Planning Authority will consult Warwickshire Gardens Trust on planning applications affecting sites included on the Local Register.

Locally Important Parks and Gardens	
Barford House, Barford	The Dell, Leamington Spa
Old Manor House, Bishops Tachbrook	Woodcote, Leek Wootton
Bushwood Hall, Bushwood	Wootton Court and Arboretum, Leek Wootton
Eathorpe Hall, Eathorpe	Offchurch Bury, Offchurch
Haseley Manor, Haseley	Sherbourne Park, Sherbourne
Hatton House, Hatton	Friends Meeting House Garden, Warwick
Honiley House/Hall, Honiley	Longbridge Manor, Warwick
Abbey Fields, Kenilworth	Mill Garden, Warwick
North Chase (Rudfyn Manor), Kenilworth	Pageant House Gardens, Warwick
Parliament Piece, Kenilworth	Priory Park, Warwick

Christchurch Gardens, Leamington Spa	St John's House Garden and Allotments, Warwick
Clarendon Square Gardens, Leamington	St Nicholas Park, Warwick
Former Arboretum, Wych Elm Drive,	Wappenbury Hall, Wappenbury
Lansdowne Crescent and Circus,	Greys Mallory, Bishops Tachbrook
	The Wantage, Kenilworth

HE5 Locally Listed Historic Assets

Development will be strongly resisted that would lead to the demolition or loss of significance of a locally listed historic asset.

Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.

Explanation

- 5.169 The Council will maintain a list of locally important historic assets that do not meet the statutory criteria for listing.
- 5.170 Within Conservation Areas permitted development rights may be removed by the service of an Article 4 Direction on locally listed assets.
- 5.171 Where locally listed historic assets are not within a Conservation Area the Council may seek to give protection by an Article 4 Direction to control aspects of development and demolition. Locally listed historic assets will be designated within both Conservation Areas and areas without Conservation Area designation.

HE6 Archaeology

Development will not be permitted which results in substantial harm to Scheduled Ancient Monuments (as shown on the Policies Map) or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances

There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.

The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.

Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.

Explanation

- 5.172 Archaeological remains are a finite resource. They are often fragile and therefore vulnerable to damage and destruction. They contain information that is invaluable, both for its own sake and for its role within education, leisure and tourism. Warwick District is rich in archaeological remains and information on them is held in the County Sites and Monuments Record, maintained by Warwickshire Museum.
- 5.173 In accordance with Government advice set out in the NPPF, there will be a presumption in favour of the physical preservation in situ of nationally important archaeological remains and their settings, whether scheduled or not. Other important archaeological remains can be of either local or regional importance. They may also become scheduled in the future and therefore it is important to protect them from the adverse effects of development.
- 5.174 The Council recognises that there will be cases where the benefits of the development outweigh the harm to the archaeological remains taking into account their significance. In such circumstances, provision of archaeological investigation and recording will be required as part of a Section 106 agreement or planning condition.
- 5.175 It is not always sufficient to rely on existing information to allow an informed decision to be made about the archaeological consequences of a proposal. In such circumstances, the applicant will be required to arrange for a field evaluation to be undertaken before the planning application is determined. Regardless of circumstances, the decision-making process is always easier if any archaeological aspects of a development site can be considered early in the planning process.
- 5.176 The Council will, in conjunction with English Heritage, the National Trust and other interested parties, seek to secure the management and maintenance of archaeological sites, encouraging the provision of interpretative facilities for education and recreational purposes. In cases where incorrect information has been supplied, the Council may reconsider local list designations.

References

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979
- Warwick District Council Local Shop Front Design Guide

Natural Environment

- 5.177 A healthy natural environment is of vital importance to people, places, the economy and nature itself. Therefore it is appropriate that the Council seeks to protect the natural environment and strives for net gains in biodiversity. The natural environment provides a wide range of important benefits, including areas for recreation and education, healthy food, and

clean water and air. However, the fragile state of our natural environment means that it is important that we protect and enhance it to ensure that future generations can also benefit from these areas. Furthermore, we should seek to create new green infrastructure assets and restore degraded ones.

- 5.178 The District possesses a natural environment that is regarded as being of a particularly high quality. Broadly speaking there are two types of natural asset that combine to give the District its distinct natural environment. Firstly, these are particular landscape characteristics familiar to the locality, based upon its topography, farming, history and settlement patterns. Secondly, these are specific environmental assets including nature conservation and biodiversity interests, and features of historic value (including geologically and geomorphologically important features).
- 5.179 The majority of the natural landscape falls within either the Historic Arden or Dunsmore landscape character areas. The district also contains a large number of environmental assets, including features of historic interest, geological/geomorphological significance and particular habitats of nature conservation interest. These range from Sites of Specific Scientific Interest (SSSI's), Local Nature Reserves and significant tracts of woodland deemed to be of ancient origin. There are also many other sites and features that are subject to non-statutory designations, such as Local Wildlife Sites identified through the Habitat Biodiversity Audit, that reflect their particular contribution to biodiversity.
- 5.180 Through the policies set out below and elsewhere in this Plan, the Council will aim to assist in maintaining the current high quality of the natural environment, particularly sensitive habitats and areas of landscape value. It will also aim to improve the quality of the natural environment, particularly in areas where there are opportunities to improve public access and enjoyment of such assets and deliver opportunities to improve habitat connectivity both within the district and the wider sub-region.

NE1 Green Infrastructure

The Council will protect, enhance and restore the District's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy.

The natural environment will be planned for at a variety of spatial scales:

- a) sub regional level, crossing administrative boundaries;
- b) district-wide scale;
- c) town-wide scale, and at;
- d) local and neighbourhood scales.

The Council recognises the Warwickshire, Coventry and Solihull Sub Regional Green

Infrastructure Strategy and will support the periodic updating of this important strategic document. The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership to plan for green infrastructure at a landscape scale: protecting and enhancing existing habitats and restoring fragmented areas ensuring access natural green space and improvements to landscape character.

Explanation

- 5.181 National policy places great importance on the natural environment and the planning system's environmental role in delivering and securing sustainable development. This includes protecting the natural environment, improving biodiversity, using natural resources prudently and mitigating the effects of adapting to climate change. Through the policies in this local plan and partnership working the Council will help to enhance the natural environment, through the protection of specific sites of nature conservation or scientific interest, networks of green infrastructure and biodiversity and natural resources. Green infrastructure is capable of delivering a wide range of 'ecosystem services' – essentially benefits for people, nature and the economy such as improvements to health and wellbeing, protection of species and flood and disease control.
- 5.182 It is widely acknowledged that the natural environment continues to be under threat from a variety of forces. The Warwickshire, Coventry and Solihull Green Infrastructure Strategy recognises this and one of its aims is to connect identified ecological networks, so that they are more resilient to current and future pressures and where possible introducing net gains for biodiversity. The Local Nature Partnership for Warwickshire, Coventry and Solihull draws together a range of partners, including Warwick District Council, and will help oversee the delivery of the aims of the sub regional strategy.
- 5.183 At the district and town scales the Council will address deficiencies and improvements, including in accessible natural green space, as identified in the Green Space Strategy and the Green Infrastructure Study and any subsequent updates to these documents. At the local and neighbourhood scales the Council will expect individual development proposals to take a positive, integrated approach to designing green infrastructure as set out in other policies in this Plan. The Council will support Neighbourhood Plans that recognise the importance of green infrastructure and the natural environment and promote policies for its protection
- 5.184 The Green Infrastructure Study 2010, and evidence supporting the Green Space Strategy 2012, identified gaps in Accessible Natural Green Space utilising the methodology developed by Natural England. Therefore the Council will aim to address these deficiencies, in particular, at the strategic town and district-wide scales. The Council has identified a number of opportunities to address this including a Country Park to the south of Warwick and a network of existing assets to the north of Kenilworth that, if enhanced and connected, could function as a Country Park. Other projects currently identified include greening of the urban environment through tree planting, enhancements to the historic Arden landscape and wetland habitat creation to alleviate flooding.

- 5.185 The Council recognises the multifunctional nature of green infrastructure, consequently it is promoted in a number of other policies in this plan including climate change, design, provision of open space and flooding and water.
- 5.186 Green and open spaces are an important element of green infrastructure provision. The Council's Green Space Strategy sets out how it will provide, manage and develop green space in the future. Further information, and policies relating to the open spaces, are addressed in the Inclusive, Safe and Healthy Communities section of this Plan.

NE2 Protecting Designated Biodiversity and Geodiversity Assets

The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.

Sites of National Importance

Sites of Special Scientific Interest (SSSI) are of national importance, therefore development will not be permitted which will destroy or adversely affect these unless, in exceptional circumstances, it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.

Where development is permitted that has an adverse impact on a SSSI, whether direct or indirect, measures to enhance the condition of the site will be required.

Sites of Local Importance

Development will not be permitted that will destroy or adversely affect the following locally important sites and assets unless, it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.

- a) Ancient Woodland, aged and veteran trees;
- b) Local Nature Reserves;
- c) Local Wildlife Sites;
- d) Local Geological Sites;
- e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance.

For all assets, development will not be permitted unless it can be demonstrated that any mitigation or compensatory measures proposed have been subject to an Ecological Assessment. The Ecological Assessment should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term

management) and the extent to which they reduce the impact of the development.

Explanation

- 5.187 The District's existing biodiversity and geodiversity assets provide the building blocks for the natural environment. National planning policy gives great importance to the protection and enhancement of these features. One of its objectives is to strive for net gains in biodiversity and increasing connectivity of green infrastructure networks. Biodiversity and geodiversity assets are divided into statutory and non-statutory sites. Statutory sites are designated by Natural England and include, Sites of Special Scientific Interest (SSSI), Ancient Woodland and Local Nature Reserves. Non-statutory sites include Local Wildlife Sites and Local Geological Sites.
- 5.188 Developers should check for the presence of European protected species on development sites and seek professional advice to ensure that their proposals safeguard any protected species identified. Other protected, rare or endangered species should be taken into consideration with any development proposals. These include those species identified through national and local biodiversity action plans. Aged and veteran trees not only play an important role in landscape and amenity value but also in provision of wildlife habitat and assisting in regulating climate change. Alongside Local Geological Sites, other areas of importance for geology and geomorphology are identified in the Warwickshire Geodiversity Action Plan.
- 5.189 This policy will identify and protect the most valuable designated features that contribute to geodiversity and the abundance and diversity of wildlife and its habitats. The policy will also seek to minimise the adverse effects on these assets where conflicts are unavoidable. In doing so the Council will apply the approach that the outcome of development should result in no net loss of biodiversity and geodiversity.

NE3 Biodiversity

New development will be permitted provided that it protects, enhances and/or restores habitat biodiversity. Development proposals will be expected to ensure that they:

- a) lead to no net loss of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts;
- b) protect or enhance biodiversity assets and secure their long term management and maintenance, and;
- c) avoid negative impacts on existing biodiversity.

Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.

Explanation

- 5.190 Helping to secure improvements to biodiversity is one of the key roles in achieving sustainable development. Government policy is aimed at halting the net loss of biodiversity and striving for gains. The Government recognises that the loss of habitats and species, whether designated sites or not, is a key issue to be addressed. Wildlife habitats have a wide variety of functions and contribute to a range of ecosystem services, including the provision of food and assisting in regulating climate.
- 5.191 All development proposals will be expected to avoid negative impacts on existing biodiversity. Where this is not possible, mitigation measures should be identified, if these are not possible on site, then these should be offset elsewhere as a compensatory measure. In this instance development proposals should be guided by the Council's approach to biodiversity offsetting as set out in the Warwickshire, Coventry and Solihull Green Infrastructure Strategy, or any subsequent update to this document and national policy. In all instances, the long term management and maintenance of ecological features must be demonstrated. In order to assist in ecological assessments the Warwickshire Biological Records Centre should be consulted.

NE4 Landscape

New development will be permitted which positively contributes to landscape character. Development proposals will be required to demonstrate that they:

- a) integrate landscape planning into the design of development at an early stage;
- b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;
- c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;
- d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;
- e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;
- f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;
- g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas;

- h) maintain the existence of viable agricultural units, and;
- i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.

Explanation

- 5.192 The purpose of this policy is to ensure that significant landscape features are protected from harm and that landscape design is a key component in the design of new development. Planning applications will be required to submit a landscape analysis and management plan in appropriate cases. This should take into account evidence on landscape including the Warwickshire Landscape Guidelines, Warwickshire Historic Landscape Characterisation Study, the Warwickshire, Coventry and Solihull Green Infrastructure Strategy and data obtained from the Warwickshire Historic Environment Record. In accordance with national guidance, the Council will support the identification of local areas of tranquillity, including through neighbourhood plans, which remain relatively undisturbed by noise and are valued for this reason.
- 5.193 The Council has undertaken local landscape analysis with regard to its development strategy options. These have taken account of the cumulative effects of development and potential concerns regarding coalescence, amongst other things. Where relevant, development proposals should be guided by the recommendations in this local evidence.

NE5 Protection of Natural Resources

Development proposals will be permitted provided that they ensure that the District's natural resources remain safe, protected, and prudently used. Development proposals will be expected to demonstrate that they:

- a) do not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors;
- b) ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors;
- c) do not result in a reduction in the quality or quantity of groundwater resources;
- d) avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes;
- e) do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place.

Explanation

Contamination and pollution

- 5.194 Preventing and alleviating pollution and minimising the risk to human health and the environment are key objectives of sustainable development. Pollution can arise from a variety of operations and development types as well as the construction of development itself. It is important therefore that the issue of pollution control is addressed at the development stage. National planning policy attaches great importance to controlling and minimising pollution. It states that pollution effects (including cumulative effects) are considerations for Local Plans in relation to the potential impact on land use. The environmental effects of development shall be assessed and, where necessary, measures for mitigation adopted.
- 5.195 One of the objectives of this policy is to protect the environmental quality of the District by ensuring that, firstly, where there is evidence of contamination, land is made "fit for purpose" and secondly, pollution arising from new development does not harm sensitive receptors. Sensitive receptors are defined as features prone to damage from pollution, e.g. land, the use of other land, public health, controlled waters, general amenity and the natural environment.
- 5.196 It is recognised that the control of pollution is a complex process involving a wide range of agencies and this policy is not intended to duplicate controls which are the statutory responsibilities of other bodies, for example the Environment Agency. Particular consideration therefore will be given to the appropriateness of the location of development in relation to other land uses, particularly housing, and other natural resources such as biodiversity assets.
- 5.197 The Council will liaise with the relevant statutory bodies to determine the potential impacts of development and the extent to which such effects can be mitigated through appropriate design, construction or regulation. The effectiveness of mitigation will be taken into account when considering proposals. Where an Environmental Statement is required, the Council will expect any issues referred to in this policy to be addressed. In the case of an outline application, the Environmental Statement should be submitted at the outline stage.

Agricultural Land

- 5.198 The majority of the District is in use for agriculture and the quality of the land varies across the District, with the majority being classified as being the best and most versatile. This is defined as land in grades 1, 2 and 3a of the Agricultural Land Classification. This land is most responsive to a variety of agricultural inputs and crops and should therefore be protected in recognition of the increasing need to produce food locally due to climate change. 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. Development affecting the best and most versatile agricultural land will be permitted providing that there is an overriding demonstrable need for the development and it can be shown that development of lower grade land would have adverse sustainability impacts,

such as on biodiversity, natural resources, landscape character, conservation of heritage assets and sustainable patterns of development.

Minerals

- 5.199 Warwickshire County Council, as the local Minerals Planning Authority, is currently preparing a Minerals Plan to replace the Minerals Local Plan 1995. This new plan will identify new minerals sites within Warwickshire and provide the framework for assessing planning applications for mineral development proposals. Warwickshire County Council has defined Minerals Safeguarding Areas (MSAs) to ensure that known locations of important minerals are not needlessly sterilised by non-mineral development, although MSA designation carries no presumption that resources will be worked. The defined MSAs are shown on the Policies Map. Applicants should consult Warwickshire County Council where a proposal lies within a MSA to establish the existence and extent of the resource, the potential need for a minerals assessment and the possibility for prior extraction where appropriate. When the Minerals Plan is adopted the Policies Map will be updated to reflect any changes to the approach to minerals safeguarding and any potential allocations.

NE6: High Speed Rail 2 (HS2)

The Council will seek to minimise the impact of HS2 on the natural environment and residents of the District.

Explanation

- 5.200 The safeguarded route in relation to the proposed High Speed 2 rail link ("HS2") is shown on the Policies Map.
- 5.201 Should HS2 go ahead, it is important that applications submitted in relation to the detailed construction programme (including any associated temporary use of land in the district for associated measures such as construction sites etc) are carefully assessed in accordance with the enabling legislation, in order to mitigate any adverse impacts of the development on the communities and environment within Warwick District.
- 5.202 The Council considers that it is important that applications relating to High Speed 2 provide sufficient detail with regard to the mitigation measures required to make HS2 acceptable in planning terms.

NE7: Use of Waterways

The waterways can be used as tools in place making and place shaping, and contribute to the creation of sustainable communities. Therefore, any development should not:

- a) adversely affect the integrity of the waterway structure;
- b) adversely affect the quality of the water;

- c) result in pollution due to unauthorised discharges and run off or encroachment;
- d) adversely affect the landscape, heritage, ecological quality and character of the waterways;
- e) adversely affect the waterways potential for being fully unlocked or discourage the use of the waterway network.

Explanation

5.203 Water quality must be preserved and improved wherever possible, therefore foul, polluted or contaminated water, discharges of trade or sewage effluent are not normally accepted on water quality grounds due to the relatively static nature of canal water. Detailed information will need to be submitted to the Canal and River Trust including calculations showing the relevant catchment areas, run off quantities, outfall size(s) and location(s) and the sizing of oil and silt traps that will be required for their assessment. This must be done when a planning application is submitted for development. Advice of the Environment Agency may also be required.

5.204 Whilst regeneration and reuse is to be supported, there are clear reasons for restricting the nature of development in order to protect the historic environment, including the many listed buildings and their settings and also the natural environment, some of which has evolved as a direct result of the former neglect of the waterways. The historic element also includes the historic environment pertaining to the previous uses of the canal network as carriers of goods and includes wharfs, towpaths, bridges and buildings which may be listed nationally, on local lists or of interest because of their historic industrial importance to the local area.

References

- Natural Environment White Paper
- Warwickshire, Coventry and Solihull Sub Regional Green Infrastructure Strategy (2013)
- Warwick District Strategic Green Infrastructure Delivery Assessment
- Warwick District Green Infrastructure Study
- Warwickshire, Coventry and Solihull Local Biodiversity Action Plan and Strategy
- Warwickshire Historic Environment Record
- Warwickshire Landscape Guidelines
- Warwickshire Historic Landscape Characterisation
- Considerations for Sustainable Landscape Planning (2012 and 2014)

- Landscape Sensitivity and Ecological & Geological Study for Preferred Village Allocations (2013)

Neighbourhood Planning

5.205 The Localism Act provides the legislative framework for local communities to develop Neighbourhood Plans. There are plans which have a formal status within the planning process and which must be taken in to account in making planning decisions. However, there are also a number of other options for local communities to develop and express their plans for their local areas, such as village design statement or parish plans.

5.206 Local communities taking an active role in determining the future for their neighbourhoods is a key part of achieving sustainable communities and these are processes which make a difference in bringing forward development in a way that is consistent with local needs and aspirations.

NP1 Neighbourhood Plans

Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.

Explanation

5.207 The Localism Act 2011 and NPPF provide the framework for town or parish councils within the District to engage in community and neighbourhood planning. The Council will help support neighbourhood planning in the District and work with communities to achieve their planning aims, where these are in conformity with EU obligations and human rights, the NPPF and the strategic policies of this Plan. Neighbourhood development plans will form part of the statutory development plan (but not the Local Plan) and be referred to within the Council's Local Development Scheme.

NP2 Community-led Planning

The Council will support communities which are engaged in various community-led planning activities including:

- Parish Plans;
- Village and Parish Design Statements, and;
- Neighbourhood Plans.

Explanation

5.208 The District is fortunate in having a vibrant range of communities which are engaged in various community-led planning activities. These include:

- Parish Plans – which are locally researched and often provide an action plan for how local residents wish to see their parish develop – they often cover a wide range of topics and issues.
- Village and Parish Design Statements – covering local architectural styles, key design features and other design considerations.
- Neighbourhood Plans – establishing local neighbourhood planning policies and the use of land.

5.209 The Localism Act also provides communities with the right to bid for assets of community value and also the community right to build, which allows certain community organisations to bring forward smaller-scale development on a specific site, without the need for planning permission.

Waste

5.210 Warwickshire County Council is the waste authority with responsibility for waste disposal on a county wide basis. Warwickshire has a long history of infilling largely due to the mineral extraction industry. The introduction of the Landfill Directive and diversion targets however has significantly reduced this as a method of waste disposal resulting in a county-wide reduction of 50% of the residual waste being landfilled. With enhanced recycling levels this is likely to reduce further over the coming years.

W1 Waste Core Strategy

Development should be in accordance with the Waste Core Strategy unless material considerations indicate otherwise.

The Council will require a Waste Management Plan to accompany any proposal for developments of one residential unit or more or one commercial unit or more; This should include provision of space for storage of recycling facilities for each new unit whether it is residential or commercial in nature.

Explanation

5.211 The County Council has produced a Waste Core Strategy, adopted in July 2013, to set out the spatial vision, objectives and policies for managing waste up to 2028. The framework also sets out the strategy for waste development management, including implementation and monitoring. Planning applications have to be determined in line with the Strategy unless material considerations indicate otherwise, at both a county and district level. The provision of recycling facilities with all new developments will encourage the recycling of waste materials and help to meet the Council's recycling targets.

W2 New Waste Disposal Facilities

If required, as part of a review of the Waste Core Strategy the Council will work with Warwickshire County Council to identify a suitable site for either

- a) Extended facilities on an existing site, or
- b) A new facility on previously developed/industrial site within or close to the edge of the towns of Royal Leamington Spa, Warwick and Kenilworth

Explanation

5.212 Whilst existing waste facilities are envisaged to be sufficient to deal with waste requirements for future population growth and built development during the plan period, the spatial strategy is based on sustainable locations for any future new facility requirements. This will mean locating new facilities close to the highest concentration of population. In the case of Warwick District, this will mean close to the primary settlements of Royal Leamington Spa, Warwick and Kenilworth. These facilities will be located on previously developed land and industrial estates as well as on existing waste sites. As small scale waste sites (managing less than 50,000 tonnes of waste per annum) are to be directed to settlements within 5km of Coventry, it is not envisaged that any new facilities will be located within the plan period, in Warwick District.

References

- National Planning Policy Framework (NPPF)
- Warwickshire Waste Core Strategy, 2013 – 2028 (July 2013)

6 Delivery and Monitoring

Introduction

- 6.1 The Local Plan aims to be aspirational but realistic. It needs to be deliverable and it needs to deliver the objectives set out in the Vision, Issues and Objectives section. It is important that its delivery is monitored so that the delivery mechanisms can be improved over time or, if necessary, the Plan can be reviewed where it is either not being delivered as intended or where it is not delivering the Plan's objectives
- 6.2 The purpose of this chapter is to set out the Council's approach to the delivery of the Local Plan, which will help to ensure the Plan is effective and achieves its vision and objectives. This includes:
- A developer contributions policy;
 - A viability policy for specific planning proposals;
 - An on-going assessment of Plan viability;
 - Development Plan Documents to align with this Plan;
 - Development Briefs and Supplementary Planning Documents;
 - An Infrastructure Delivery Plan ;
 - The potential to use Compulsory Purchase to bring forward essential elements of the Plan;
 - On-going work relating to Duty to Cooperate;
 - Circumstances for reviewing the Plan ;
 - The Development Management process ;
 - Preparation of an annual monitoring report.

Plan Delivery Policies

DM1 Infrastructure Contributions

Development will be expected to provide, or contribute towards provision of:

- a) Measures to directly mitigate its impact and make it acceptable in planning terms,

and

- b) Physical, social and green infrastructure to support the needs associated with the development

Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan.

The Council will, where appropriate, seek to secure site-specific infrastructure investments and/or contributions as well as off-site contributions and/or investments. The nature and scale of these will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account.

Developer contributions in the form of Planning Obligations and/or Community Infrastructure Levy (CIL) will contribute towards strategic infrastructure required to support the overall development in the Plan.

The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.

Explanation

- 6.3 New development places pressure on existing infrastructure whether it be schools, roads, open spaces, sports facilities, health facilities or community halls. It is therefore important that new development proposals provide for or, contribute towards, investment in infrastructure. This is key to ensuring that cohesive communities and a good quality of life are achieved for both existing communities and emerging communities.
- 6.4 This policy seeks to support policies elsewhere within the Local Plan to ensure that appropriate mechanisms are in place to secure these contributions. The Community Infrastructure Levy (CIL) will be a key part of this. CIL contributions will be required of all development (except that exempted within the CIL scheme) to contribute towards strategic, off-site infrastructure. In parallel with the CIL scheme, contributions will also be sought towards the provision of on-site infrastructure and other off site infrastructure that is not included with the CIL Regulation 123 list. This will be negotiated through planning obligations (such as Section 106 agreements).
- 6.5 It is important that the cumulative impacts of all the development proposed in this Plan are taken into account in agreeing contributions. Some infrastructure impacts occur as a result of an accumulation of development. For instance, it may be the case that a particular development does not in itself trigger the need for a new road junction, but in combination with other developments a new road can be demonstrated as necessary. In this case, it is important that all developments contribute, not just the development that comes forward at the time the junction requirement is triggered. For this reason, the cumulative impacts of

development will be considered in calculating appropriate levels of infrastructure contributions.

- 6.6 A key aspect of this policy will be the Infrastructure Delivery Plan (IDP). This will set out what infrastructure is required, when it is required, how much it will cost and what part of the overall cost will require contributions from development. It is important that this is kept up to date along with the evidence base that informs the IDP.

DM2 Assessing Viability

Developments will be expected to comply with the policies set out elsewhere in this Plan (including those policies which refer to the provision and funding of infrastructure) unless it can be demonstrated that the policies will result in the development being unviable.

Applicants should discuss viability concerns with the Council at the earliest possible stage in the development process.

Proposals that are unable to comply with the Plan's policies on viability grounds must be accompanied by a detailed Viability Assessment. The Viability Assessment will be independently reviewed by a viability specialist appointed by the Council at the applicant's expense.

Where the Viability Assessment demonstrates that the Plan's policies are likely to impact on the viability of a proposal, the applicant should discuss the implications of this with the Council.

Explanation

- 6.7 National planning policy requires that careful attention is given to viability and costs of development. For plans to be deliverable, development must be viable and should not therefore be subject to obligations and policy burdens that undermine viability. Development should provide competitive returns to a willing landowner and willing developer.
- 6.8 The Council has undertaken a viability assessment of the proposals in this Plan, including requirements for affordable housing and development standards. The viability assessment has also been cross referenced to the likely infrastructure costs associated with this Plan. This work indicates that as a whole, the Plan's proposals are viable and, in the main, development proposals should be able to comply with the policies of the Plan and contribute to the costs of infrastructure through the CIL scheme without threatening viability.
- 6.9 However, there may be specific circumstances which mean the planning obligations and policies make a development, which otherwise positively contributes to the delivery of the Plan, unviable. In these cases, applicants will be expected to demonstrate how planning obligations and policies result in the development being unviable by preparing a Viability Assessment. The Viability Assessment should be undertaken in accordance with the RICS Guidance Note on "Financial Viability in Planning" or any updates of this guidance.

The Council will appoint a viability specialist to independently review the Viability Assessment. Where this independent review supports the case that planning obligations and policies result in the development being unviable, the Council will negotiate with applicants to agree which policies or planning obligations will be compromised and to what extent. The applicant will be required to fund the independent review of the Viability Assessment

References

- Financial Viability in Planning, Guidance Note 2012

Delivery and Monitoring

Delivery and Monitoring Activities	
Area of Activity	Description of Activity
An on-going assessment of Plan viability	Factors affecting the viability of the Plan and the delivery of specific proposals within the Plan will be monitored on an annual basis. This will include changes to land values, the housing and the employment markets, development costs and the impact of the planning obligations and policies associated with this Plan. Where these factors indicate a significant change, the Plan Viability Assessment will be reviewed. This in turn will inform the need to review the CIL scheme and the policies of the Plan
Development Plan Documents to align with this Plan	Within the Plan Period, the Council will seek to adopt three Development Plan Documents to align with the Plan: <ul style="list-style-type: none"> • Gypsy and Traveller Site Allocations DPD • Canalside DPD, and • Leamington Town Centre Area Action Plan
Development Briefs and Supplementary Planning Documents	To support the delivery of the Plan, the Council will review or adopt Development Briefs and Supplementary Planning Documents/ Guidance in relation to the following: <ul style="list-style-type: none"> • Parking Standards; • Residential Design; • Affordable Housing; • Sustainable Buildings;

Delivery and Monitoring Activities

Area of Activity	Description of Activity
	<ul style="list-style-type: none"> • Green Space; • Health Impacts (in conjunction with Public Health); • Southern Sites Development Brief; • Thickthorn Development Brief; • Red House Farm Development Brief; • Whitnash East/South of Sydenham Development Brief.
An Infrastructure Delivery Plan	<p>An Infrastructure Delivery Plan (IDP) will be prepared and maintained, setting out:</p> <ul style="list-style-type: none"> • Infrastructure requirements associated with the Plan and any DPDs prepared which align with this Plan • The costs of infrastructure requirements • Sources of funding for infrastructure • Infrastructure delivery mechanisms and responsibilities <p>The IDP will be supported by a sound evidence base prepared and maintained in partnership with infrastructure providers</p> <p>The IDP will be reviewed on at least a biannual basis to take account of updated evidence, changing opportunities and requirements and market forces</p>
The potential to use Compulsory Purchase Orders to bring forward essential elements of the Plan	<p>The Council will consider the use of Compulsory Purchase Order (CPO) powers to ensure land is available to deliver essential infrastructure and other essential elements of the Plan</p>
On-going work relating to Duty to Cooperate	<p>The Council will continue to cooperate with other Councils and bodies to ensure that cross border issues of strategic significance are addressed. This will cover a range of issues including housing provision, employment land, green belt and infrastructure planning and delivery.</p>

Delivery and Monitoring Activities

Area of Activity	Description of Activity
Neighbourhood Plans	<p>The Council will support the preparation and adoption of Neighbourhood Plans. A Neighbourhood Plan should align with the policies and proposals in this Local Plan and should set out the policies and proposals that are important locally within the designated Neighbourhood Plan area.</p> <p>Where Neighbourhood Plans come forward and are formally adopted, the priorities identified for enhancing or providing new facilities will need to be aligned with Plan infrastructure requirements. Information on local infrastructure requirements will be established, reviewed and updated alongside the District-wide Infrastructure Delivery Plan.</p> <p>In accordance with national regulations, a meaningful proportion of CIL funds will be passed to the relevant parish or spent by the District Council on behalf of the community in which the development is located.</p>
Reviewing the Plan	<p>Throughout the Plan Period, the Council will monitor evidence and issues which could render the Plan out of date and as a result could trigger a review or partial review. For instance, the Plan may be reviewed if one or more of the following circumstances arises:</p> <ul style="list-style-type: none">a) Through Duty to Cooperate, it is necessary to accommodate the development needs of another local authority area within the Districtb) Updated evidence or changes to national policy suggests that the overall development strategy should be significantly changedc) The annual monitoring report demonstrates that the overall development strategy or the policies are not delivering the Local Plan's objectives and should therefore be significantly changedd) Any other reasons that render the Plan, or part of it, significantly out of date
The Development	<p>The process for determining planning applications is central to the delivery of the Local Plan. Planning applications will be determined</p>

Delivery and Monitoring Activities

Area of Activity

Description of Activity

Management process

in accordance with the policies and proposals in this Plan and national planning policy. To aid the process for determining planning applications, applicants should understand the relevant sections of the Plan and any support documents and guidance and should ensure that proposals comply with the proposals and policies prior to submission. To assist in this, the Council welcomes pre-application discussions. Where proposals do not accord with the Plan's proposals and policies they will not normally be approved.

Monitoring the Local Plan

The delivery and impact of the Plan's proposals and policies will be monitored on an annual basis. This information will be collated and presented in an annual monitoring report. The annual monitoring data will be used to assess the on-going effectiveness of the Plan and to inform decisions about the need to review the Plan and associated documentation.