

 EXECUTIVE 03 October 2019		Agenda Item No. 8
Title	Canalside Development Plan Draft Document (DPD) – Request to Consult	
For further information about this report please contact	Lorna Hale (01926 456505) lorna.hale@warwickdc.gov.uk	
Wards of the District directly affected	All	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number	N/A	
Background Papers	Warwick district Local Plan 2011-2029 Local Development Scheme – Executive March 2018, Item 11	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	No
Equality & Sustainability Impact Assessment Undertaken	Yes
The Local Plan and the policies within it has been subject to equalities impact assessment. A separate SA/SEA scoping report solely referring to this DPD will be available	

Officer/Councillor Approval	Date	Name
Chief Executive	20.08.19	Chris Elliott
CMT	20.08.19	Chris Elliott, Bill Hunt, Andrew Jones
Section 151 Officer	20.08.19	Mike Snow
Monitoring Officer	20.08.19	Andrew Jones
Head of Service	20.08.19	Dave Barber
Portfolio Holder(s)		Councillor John Cooke
Consultation & Community Engagement		
The report is a request to take Draft Development Plan Document and accompanying SA/SEA to public consultation for a period of 6 weeks		
Final Decision?	No – As a DPD, it will need to come back to Executive before the next stage of formal consultation	

1 SUMMARY

- 1.1 The Warwick District Local Plan 2011-2029 was adopted in September 2017 and contains a commitment to bring forward a Development Plan Document (DPD) for the canalside.
- 1.2 A further commitment was made in the Local Development Scheme to produce relevant DPDs outlined in the Local Plan, such as The Canalside (Appendix1).

2 RECOMMENDATIONS

- 2.1 That Executive notes the content of the attached consultation document (Appendix 1), the accompanying SA/SEA report (Appendix 2) and the Executive Summary of the SA/SEA (Appendix 3) and approves them for a six-week public consultation, in accordance with the Council's adopted Statement of Community Involvement (SCI).
- 2.2 That Executive notes that following the public consultation a submission version of the DPD will be brought before them with a report of public consultation, to be approved for a further period of consultation before the DPD is submitted to an independent planning inspector.

3 REASONS FOR THE RECOMMENDATION

- 3.1 The adopted Local Plan states in policy DS17 'Supporting Canalside Regeneration and Enhancement' that the Council will prepare and adopt a DPD identifying areas for regeneration in the urban area suitable for other uses and areas for protection throughout the canal network. The document sets out policies for the assessment of planning applications in the canalside area.
- 3.2 Part of the commitment for the protection of the canal and surrounding areas has already been addressed through the designation of a Canal Conservation Area in January 2019.
- 3.3 The Local Plan also proposes three older areas of canalside employment for consideration for residential use, these being: Sydenham Industrial Estate, Cape Road/Millers Road and Montague Road. Development of part of the Sydenham Industrial Estate for residential use has already taken place with the area to the west of Sydenham Drive and immediately adjacent to the canal given over to new housing.
- 3.4 Canals as a topic didn't appear in the previous Local Plan which illustrates the decline in the use and interest in the canals at that point. It is now recognised that the canals form a useful resource and as well as providing a network of tow paths that join towns and countryside and providing a backdrop for leisure pursuits, they are also a valuable resource in providing places of peace and tranquillity supporting the health and wellbeing of all who use them.

- 3.5 Examples of regeneration elsewhere and particularly in the bigger cities, Birmingham for example, demonstrate how the resurgence of interest and investment in the canals can assist with the regeneration of surrounding areas providing a catalyst for new uses to be found for vacant land and buildings and raising awareness of the opportunities provided by the canals.
- 3.6 The submission draft of the DPD (appendix 1) deals with these issues provides responses to these with policies that will be utilised by officers dealing with planning applications. Specific policies deal with the redevelopment of redundant sites for residential use and a series of other opportunity sites have been identified, examined and assessed for suitability to be taken forward for this and other appropriate uses.
- 3.7 As a DPD, the document will need to follow the same procedure as the Local Plan in that another stage of formal consultation will be required on the submission document before it is placed before an independent inspector at public examination. The report of the inspector will be binding on the Council and any amendments will be made to the DPD before it is brought back to Executive for adoption at which point it will carry the same weight as the Local Plan and become part of that planning framework for development.

4 POLICY FRAMEWORK

4.1 Fit for the Future (FFF)

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

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

FFF Strands		
People	Services	Money
External		
Health, Homes, Communities	Green, Clean, Safe	Infrastructure, Enterprise, Employment
<u>Intended outcomes:</u> Improved health for all Housing needs for all met	<u>Intended outcomes:</u> Area has a well looked after canal system and environment with access for all to open	<u>Intended outcomes:</u> Dynamic and diverse local economy Vibrant towns Improved performance/

Impressive cultural and leisure activities Cohesive and active communities	space and which feels safe and well used. Reduced levels of crime and additional surveillance	productivity of local economy Potential for improving the employment offer and income levels
Impacts of Proposal		
The DPD will help to bring forward new opportunities for regeneration and for the development of new housing in particular	The DPD will ensure that enhancements can be required as part of new developments and conversions resulting in an improved, useable and pleasant environment	The DPD will ensure that appropriate improvements and enhancements are required alongside development with the appropriate contributions made by developers
Internal		
Effective Staff	Maintain or Improve Services	Firm Financial Footing over the Longer Term
<u>Intended outcomes:</u> All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in the right job with the right skills and right behaviours	<u>Intended outcomes:</u> Focusing on our customers' needs Improving upon the resources that we already have	<u>Intended outcomes:</u> Increase the potential for the canals to benefit the local economy and the district in general
Impacts of Proposal		
The DPD will help officers in pre-application discussions and in determining planning applications	Not applicable	Not applicable

4.2 **Supporting Strategies**

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

4.3 **Changes to Existing Policies**

This document seeks to support and expand policies adopted within the Local Plan and adheres to national and local policies.

4.4 **Impact Assessments**

The Consultation will be undertaken in line with the Council's Statement of Community Involvement (SCI) 2016 approved by Executive in January

2016. The SCI specifically seeks to ensure that all relevant sectors of the community are consulted. The Local Plan has been subject to an equalities impact assessment which assessed the implications of consultations on equalities.

5 BUDGETARY FRAMEWORK

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

6 RISKS

- 6.1 There are no specific risks related to taking the proposed DPD Issues and Options paper out to public consultation.

7 ALTERNATIVE OPTIONS CONSIDERED

- 7.1 The Executive could decide not to pursue publication of a Canalside DPD. This would however, be contrary to the commitment made in the Local Plan and will not provide officers with a solid policy basis for decision making with regard to the future development of canalside sites.

8 BACKGROUND

- 8.1 The draft document sets out identified issues surrounding the canal, associated tow paths and adjacent land and proposes policies to deal with them.
- 8.2 Options to address some of these issues are proposed opening up the opportunity for further ideas to be promoted and discussions to take place to promote the canals as an important resource
- 8.3 The DPD policies aim to achieve this by setting out what is expected for each new proposal to allow planning officers to make informed decisions on applications for both new build and conversions, without detriment to the amenity of the canal environment and with suitable enhancements wherever possible.