

 EXECUTIVE – 31st August 2017		Agenda Item No. 7
Title	Development Brief – East of Kenilworth	
For further information about this report please contact	David Barber Dave.barber@warwickdc.gov.uk Policy and Project Manager 01926 456065	
Wards of the District directly affected	Park Hill, St Johns	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?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	N/A	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	Yes
Included within the Forward Plan? (If yes include reference number)	Yes (ref 891)
Equality Impact Assessment Undertaken	No

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive	31/7/17	Andy Jones
Head of Service	2/8/17	Tracy Darke
CMT	8/8/17	Chris Elliott/Bill Hunt/Andy Jones
Section 151 Officer		Mike Snow
Monitoring Officer	8/8/17	Andy Jones
Finance	3/8/17	Jenny Clayton
Portfolio Holder(s)	14/8/17	Cllr Alan Rhead
Consultation & Community Engagement		
N/A		
Final Decision?	Yes	
Suggested next steps (if not final decision please set out below)		

1. **Summary**

- 1.1 This report sets out the proposals to prepare a Development Brief for land to the east of Kenilworth and seeks to draw down funds from the Local Plan Delivery Reserve to support this work

2. **Recommendations**

- 2.1 That a Development Brief of the land east of Kenilworth (detailed at Appendix I) is prepared to support the development of the proposed housing, education and employment allocations to the east of Kenilworth.
- 2.2 That £30,000 is made available from the Local Plan Delivery Reserve to enable relevant studies and consultations to be undertaken but with authority delegated to Deputy Chief Executive (AJ), in consultation with the Development Portfolio Holder, to draw down further funding should it be required to deliver the brief and/or associated work considered essential by officers.

3. **Reasons for the Recommendations**

- 3.1 Recommendation 2.1: The Local Plan allocates land for the development of 1400 dwellings, a secondary school and 8 hectares of employment land on land to the east of Kenilworth (sites H06, H40, E2, ED2). Policy DS15 of the Plan also requires that applications for these allocations be brought forward in the context of comprehensive development proposals, either through a Development Brief or a Layout and Design Statement.
- 3.2 In addition, Kenilworth Town Council are preparing a Neighbourhood Plan to support development across the Town. Consultation on the pre-submission Plan closed earlier in August. This draft of the Plan includes a policy (KP4) which seeks to support the comprehensive master-planning of this area and includes a number of key principles that should underpin this work.
- 3.3 The Local Plan and the emerging Neighbourhood Plan together provide a clear, strong framework for the preparation of a more detailed Development Brief to address the following:
- Access and configuration of key roads through the sites
 - Pedestrian and cycle routes through the site including linkages to the wider network and other local facilities
 - Strategic approach to landscaping
 - Approach to green space and ecological corridors, including where appropriate retention of existing features
 - High level flood alleviation measures
 - Approach to addressing heritage issues, including the Scheduled Ancient Monument of the Glasshouse Roman Settlement
 - How different uses across the site interlink, including the housing, employment, secondary school and existing uses (such as the Woodside Conference Centre)
 - Infrastructure requirements including primary school(s), open space, local centre and community facilities
 - Linkages with existing communities and facilities including routes to the town centre
 - Linkages with adjacent areas including open Countryside and the Golf Course

- Issues relating to potential development phasing
- 3.4 The process for preparing the Development will draw on the following:
- The Local Plan and emerging Neighbourhood Plan policies
 - An evidence base taking account of key environmental constraints and opportunities and strategic infrastructure requirements
 - Collaborative working with Kenilworth Town Council (linked to the Neighbourhood Plan)), the emerging Kenilworth Forward Partnership, developers (including Kenilworth School) and infrastructure providers
 - Representations made during a period of public consultation
- 3.5 The work will be led by the Policy and Projects Section in Development Services and specifically by the newly appointed Kenilworth Site Delivery Officer.
- 3.6 Recommendation 2.2: As set out in para 3.4 above, the Development Brief will need to draw robust evidence regarding infrastructure, constraints and opportunities. The evidence base prepared for the Local Plan provides a high level starting point for this. However, it is likely that more local and detailed evidence will be required to support the development brief. This may include:
- Access and localised traffic generation studies
 - Environmental constraints and opportunities (such as heritage, noise, flooding, ground conditions, ecology etc)
 - Layout and design proposals
 - Infrastructure requirements and costs
- 3.7 Until the work is commenced, the likely costs associated with these studies cannot be fully appraised. However based on experience of similar work from elsewhere in the District, design parameters work is likely to cost in the region of £15,000. On top of that, in this case, it is likely to be necessary to fund a number of specialist studies around constraints. Together these may well cost £10-15,000. It is therefore proposed that £30,000 be made available from the Local Plan Delivery Reserve to support the preparation of the development brief, including consultations and expert advice, but that authority is delegated to Deputy Chief Executive (AJ), in consultation with the Development Portfolio Holder, to draw down further funding should it be required. This will ensure that the process can move along at speed without the need for a further report to Executive and that any studies not currently anticipated can be commissioned as the work progresses.

4. **Policy Framework**

- 4.1 **Fit for the Future:** The recommendations relate directly to the delivery of the Local Plan and thereby support the Fit for the Future Strategy. The report is therefore closely aligned with the Council's vision of the District as a great place to live, work and visit. In particular the proposals will play an important role in delivering the prosperity and housing strands of the Sustainable Community Strategy.
- 4.2 **Impact Assessment:** The consultation will be undertaken in line with the Council Statement of Community Involvement. The proposals relate directly to the Local Plan which has been subject to an equalities impact assessment

5. **Budgetary Framework**

- 5.1 The recommendations seek to set aside £30,000 from the Local Plan Delivery Reserve. This reserve currently has £149,000 which has not been allocated for specific purposes. Approving this recommendation will leave a remaining balance of £119,000.
- 5.2 In addition to the funding provided by the Council, it will be expected that site promoters and developers will need to invest in preparing detailed evidence in support of specific planning applications. Where this information is available, it can inform the development brief.

6. Risks

- 6.1 The work involved in preparing the Development Brief is complex and there is likely to be a diverse range of interests involved. There is therefore the potential for issues to take a substantial amount of time to resolve. This raises the risk that the preparation of the Brief will delay the delivery of the allocated sites to the detriment of the Council's housing land supply, the delivery of the new school and the ability to bring forward much needed employment land quickly. It is therefore important that a balance is struck that enables a high quality outcome at the same time as ensuring the process does not lead to delays in delivering development.
- 6.2 Connected to the above risk, there is an additional risk that it will not be possible to reach agreement between different interests associated with the development of this area. This has the potential to lead to poor quality development, delays and unfulfilled expectations (particularly the local community). In the event of this it will be important for the Council to take a pragmatic approach that enables development to progress with minimal delay without compromising the need for high quality.

7. Alternative Option(s) considered

- 7.1 One alternative option would be to leave the preparation of the framework for the comprehensive development of the area to developers through the preparation of a comprehensive layout and design statement. Whilst this option would reduce the costs to the Council it has significant disadvantages, notably difficulties in coordinating work between different development interests all of whom may be working to different timescales and different objective. The recommendations set out in section 2 above ensure the Council leads the process to take account of all interests. The approach also ensures momentum towards delivery is generated.
- 7.2 Another alternative would be to broaden the scope of the brief to include the redevelopment of the school sites and/or the development of land at Warwick Road and/or the provision of the sports facilities. Each of these development proposals is interlinked with the land east of Kenilworth and the development brief would certainly need to be brought forward with an understanding of the position associated with these proposals. However, by broadening the scope, there would be a significant risk of delay resulting from the Development Brief having to specifically address some complex issues such as the relocation of the sports clubs to Castle Farm and Warwick Road and the redevelopment of the existing school sites. In addition, this scope would go beyond the scope of the Policy DS15 in the Local Plan and Policy KP4 in the emerging Neighbourhood Plan. For these reasons this alternative is not recommended

