

### Policy H6 -Houses in Multiple Occupation and student Accommodation

General – The proposed Policy is endorsed as a means of exercising greater planning control on the numbers and location of Houses in Multiple Occupation. (HIMO)

The Council is concerned that the quality of design and standard of amenity afforded to the occupants of HIMO's is not comparable with that expected of modern accommodation. It is therefore requested that consideration is given to a review of the current National Building Regulations to ensure that the size and design of accommodation within HIMO's is improved to a standard comparable with other units of accommodation, particularly modern dwellings.

The increasing number of HIMO's also results in a concentration of letting signage which has an adverse and unwelcome impact on the street scene of Leamington Spa. It is suggested that a policy statement is considered with the objective of exercising control on the proliferation and location of such signage.

### Policy TC9 -Retail and Town Centres

The establishment of a Restaurant and Café quarter at Livery Street has taken place without any prior consultation with the Town Council on the principle of change of use of this area. The Council would wish to be consulted on the formation of such policies at an earlier stage in future.

### Policy TC10 – Area Action plans

The preparation of an Area Action Plan for Royal Leamington Spa is strongly supported. The Town Council has endorsed the Area Action Plan approach in preference to a Neighbourhood Plan under the Localism Act 2012 and welcomes the opportunity to be directly involved in the preparation of such. It is hoped that the process of developing a Town Centre Action Plan can be commenced in the near future and will not be delayed to await the formal adoption of the District Local Plan.

### Policy TC17- Local Shopping Centres

The Policy to protect retail activity in the Local Shopping Centres through the limitation of changes of use is supported.

### Transport -Policy TR1

The Council is very supportive of the policy that places the provision of improvements to the highway infrastructure and public transport at the forefront of future development in the District.

The Council strongly urges that this is provided for within future large scale developments and is also implemented **before** completion and occupancy where this will lead to an increase in the volume of vehicular and pedestrian movement.

#### Policy DS18 -Regeneration of Lillington

The Council recognises the unique position of Lillington and parts of the Crown Ward and welcomes the objective of encouraging regeneration of this area through the allocation of land currently within the Green Belt for housing and enhancing employment opportunities. It is important that the social characteristics of the area are recognised within any future housing provision by ensuring sufficient numbers of affordable homes and a mix of housing types.

#### Policy DS 17 Supporting Canal-side Regeneration and Enhancement

The Council welcomes the proposed Canal-side Development Plan and the opportunity to contribute to the development of policies aimed at enhancing and conserving this important resource.

#### Climate Change and Conservation Area Policies --Policy CC1 and HE2

The Council recognises the importance of incorporating the impact of climate change and sustainable energy use within all new development in the District. Of equal importance however is the co-existence of new energy conservation and efficiency technologies with the requirements relating to Listed Buildings and Conservation Areas. It is hoped that these sometimes conflicting objectives can be harmonised within a policy which encourages use of energy conservation measures by those living within houses of architectural significance.